

T-MOBILE NORTHEAST LLC

SITE NAME: PHILLIPS SCHOOL - ANNANDALE
APPLICATION NO.: SEA 85-M-101-3 / 2232 M06-18
7010 BRADDOCK ROAD
ANNANDALE, VA 22003

TOTAL DISTURBED AREA = 2,141 SF

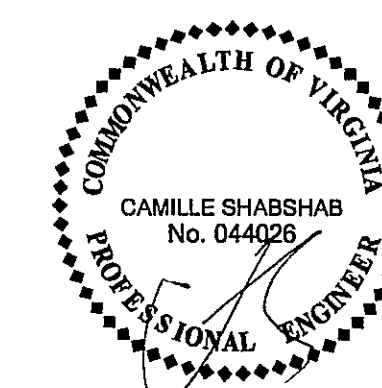


1575 Eye Street, N.W. Suite 350
WASHINGTON, D.C. 20005
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
08-17-07	COUNTY COMMENTS	3
09-11-07	COUNTY COMMENTS	4
02-25-08	COUNTY COMMENTS	5
03-26-08	COUNTY COMMENTS	6
03-31-08	ADJUSTED POLE HEIGHT	7
03-18-09	COUNTY COMMENTS	8
04-24-09	ADD STREET DEDICATION	9
06-12-09	SWM & CONSERV. ESMTS.	10
09-11-09	PRESTAFFING COMMENTS	11
10-12-09	ADDITIONAL COMMENTS	12

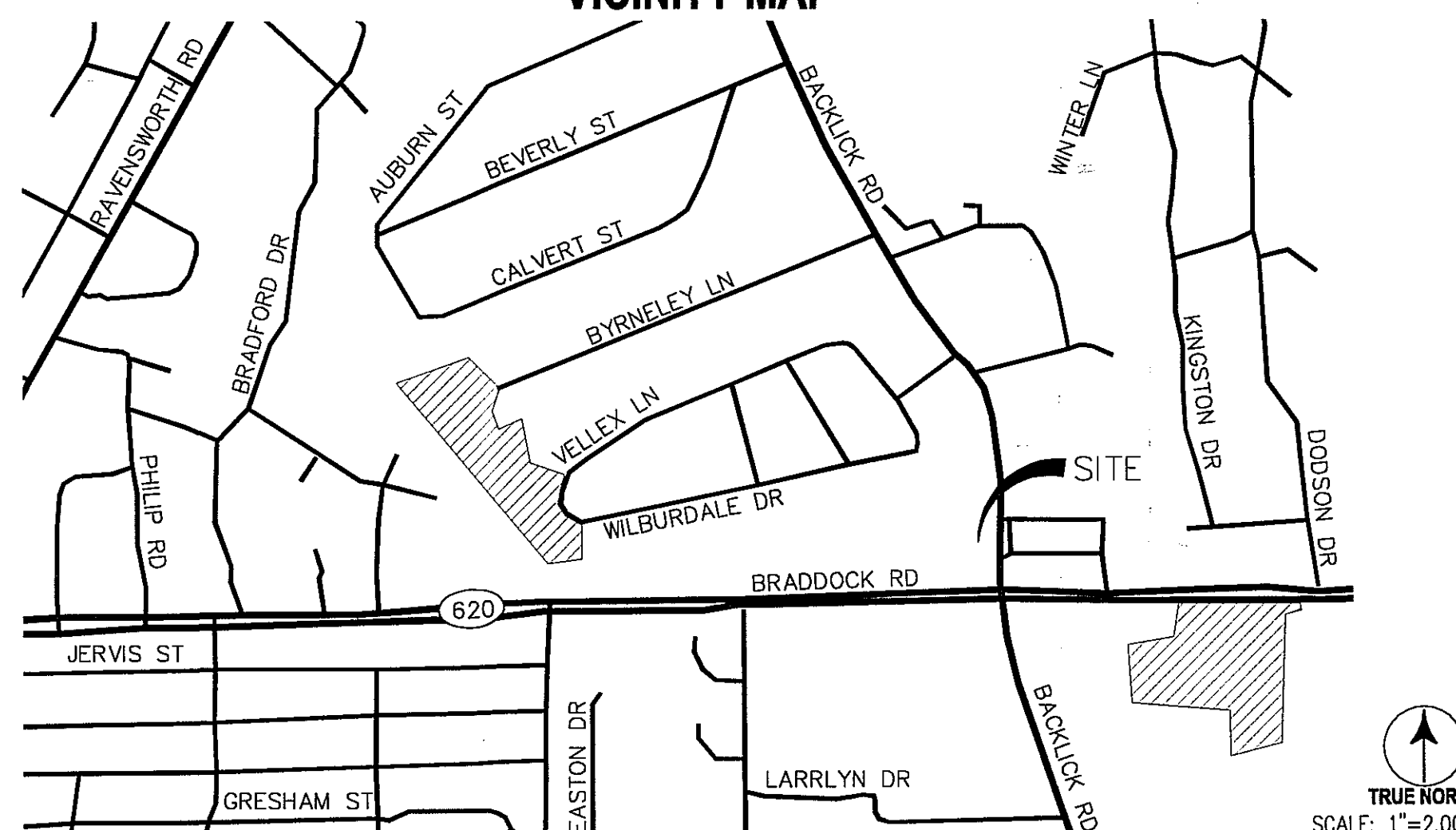
SEAL:



GENERAL NOTES

- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
- THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBCONTRACT THIRD PARTY INSPECTION SERVICES TO SWEEP TEST TRANSMISSION LINES, INSPECT CONSTRUCTION WORK ON TOWERS/MONOPOLIES, CERTIFY ANTENNA AZIMUTHS, ANTENNA HEIGHT (AGL), TEST GROUNDING, VERIFY SUBGRADE CAPACITY, CONCRETE STRENGTH (TOWER FOUNDATIONS ONLY) AND REBAR/CONCRETE PLACEMENT. THIRD PARTY INSPECTION SERVICE CONTRACTORS SHALL BE APPROVED BY OMNIPONT.
- THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF OMNIPONT COMMUNICATIONS CAP OPERATIONS, LLC. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED.

VICINITY MAP



SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL	SPOT ELEVATION
APPROX	APPROXIMATE	MFR	MANUFACTURER	
CAB	CABINET	MGB	MAIN GROUND BAR	
CLG	CEILING	MIN	MINIMUM	CENTERLINE
CONC	CONCRETE	MTL	METAL	
CONT	CONTINUOUS	NIC	NOT IN CONTRACT	PLATE
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE	
DIA	DIAMETER	OC	ON CENTER	DETAIL NUMBER
DWG	DRAWING	OPP	OPPOSITE	SHEET NUMBER
EGB	EQUIPMENT GROUND BAR	SF	SQUARE FOOT	
EA	EACH	SHT	SHEET	
ELEC	ELECTRICAL	SIM	SIMILAR	
EL	ELEVATION	SS	STAINLESS STEEL	
EQ	EQUAL	STL	STEEL	
EQUIP	EQUIPMENT	TOC	TOP OF CONCRETE	
EXT	EXTERIOR	TOM	TOP OF MASONRY	
FF	FINISHED FLOOR	TOS	TOP OF STEEL	
GA	GAGE	TYP	TYPICAL	
GALV	GALVANIZED	VF	VERIFY IN FIELD	
GB	GROUND BAR	UON	UNLESS OTHERWISE NOTED	
GC	GENERAL CONTRACTOR	WWF	WELDED WIRE FABRIC	
GRND	GROUND	W/	WITH	
LG	LONG	&	AND	
LLH	LONG LEG HORIZONTAL	@	AT	
MAX	MAXIMUM			

SHEET INDEX

- T-1 TITLE SHEET
Z-1 SITE SURVEY
Z-1A ADJOINERS
Z-2 ENLARGED SITE PLAN
Z-3 COMPOUND PLAN AND FLAGPOLE ELEVATION
Z-4 CIVIL MAPS
Z-5 EQUIPMENT AND LANDSCAPING DETAILS
Z-6 PROPERTY CROSS SECTION SOUTH-NORTH
Z-6A PROPERTY CROSS SECTION NORTH-SOUTH
Z-6B PROPERTY CROSS SECTION WEST-EAST
Z-6C PROPERTY CROSS SECTION EAST-WEST
Z-7 PRELIMINARY STORMWATER MANAGEMENT PLAN

Application No. SEA-85-M-101-03 Staff W'OD
APPROVED (SEA) / SP Plan
SEE DEV CONDS DATED 11/23/2002
DATE OF (BOS)(BZA) Approval 12/07/2009
(clarified on 12/21/2009)

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

PROJECT DESCRIPTION

- INSTALL A NEW 115' HIGH FLAGPOLE INSIDE A 25'x50' FENCED EQUIPMENT AREA.
- INSTALL 3 PANEL ANTENNAS INSIDE NEW FLAGPOLE.
- PROVIDE NEW ELECTRIC SERVICE FROM EXISTING DEMARCATION POINT.
- PROVIDE NEW TELEPHONE SERVICE FROM DEMARCATION POINT.
- RUN SIGNAL AND GROUND CABLES.

OWNER INFORMATION: SCHOOL FOR CONTEMPORARY EDUCATION
7010 BRADDOCK ROAD
ANNANDALE, VA 22003
APPLICANT: T-MOBILE NORTHEAST LLC
12050 BALTIMORE AVE
BELTSVILLE, MD 20705
SITE ADDRESS: 7010 BRADDOCK ROAD
ANNANDALE, VA 22003
PARCEL ID: 71-3 ((8)) 5, 71-4 ((20)) 1 & 4
COUNTY: FAIRFAX
USE: PRIVATE SCHOOL OF GENERAL EDUCATION
LATITUDE: N 38° 48' 48.013"
LONGITUDE: W 77° 11' 13.005"
GROUND ELEVATION: 311.1 FT. AMSL AT GROUND

OWNER APPROVAL

OWNER REPRESENTATIVE

DATE

RECEIVED
Department of Planning & Zoning
OCT 13 2009
Zoning Evaluation Division

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO: 1042.363
DESIGNER: TMF
ENGINEER: C.S.

WAC226C
PHILLIPS SCHOOL
- ANNANDALE
7010 BRADDOCK ROAD
ANNANDALE, VA 22003

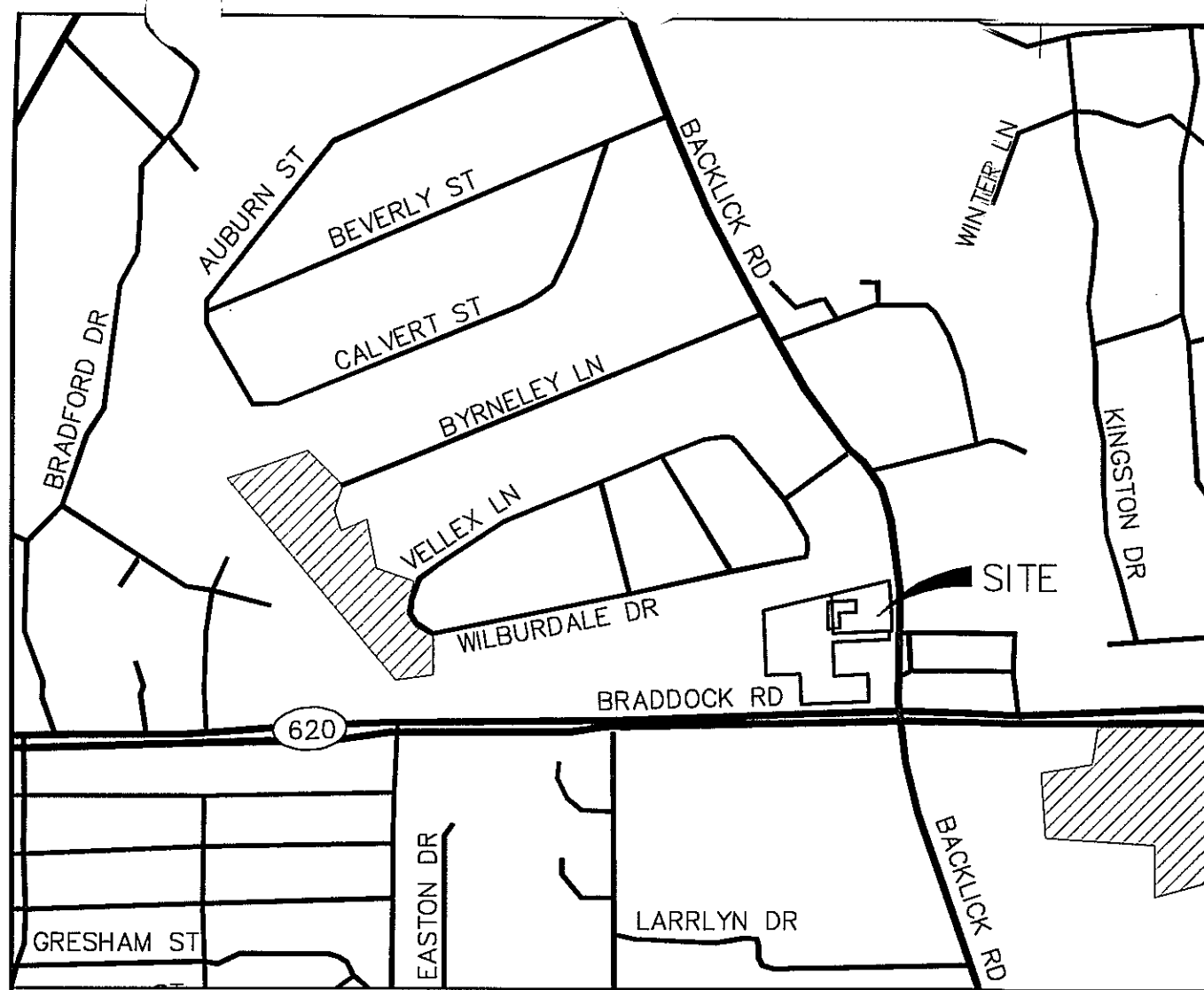
TITLE:

TITLE SHEET

SPECIAL EXCEPTION PLAT

SHEET NUMBER:

T-1



VICINITY MAP
SCALE: 1"=1000'-0"

SURVEY NOTES

- SITE NAME: PHILLIPS SCHOOL - ANNANDALE
SITE NUMBER: WAC226C
- THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- THE SUBJECT PARCEL INFORMATION;
OWNER: SCHOOL FOR CONTEMPORARY EDUCATION
PREMISES ADDRESS: 7010 BRADDOCK ROAD ANNANDALE, VA 22003
MAILING ADDRESS: 7010 BRADDOCK ROAD ANNANDALE, VA 22003
COUNTY: FAIRFAX COUNTY
PARCEL ID: 71-3 ((8)) 5, 71-4 ((20)) 1 & 4
TAX DISTRICT: 50000 MASON
ZONING: R-1 71-4((20))1,4 & R-1/R-5
USE: PRIVATE SCHOOL OF GENERAL EDUCATION
- THE RECORDED REFERENCES FOR THE SUBJECT LOT ARE AS FOLLOWS:
DEED: LIBER 06387, FOLIO 1633
LOT AREA: 1.9858 AC
(EXCLUDING A PRIOR 0.11 AC. OF ROW DEDICATION PER DB 1106 1586)
TOTAL PARCEL AREA: 8.27 AC
- THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- THE FLOOD ZONE OF THE PROPOSED FLAGPOLE IS AS FOLLOWS: FLOOD ZONE X, AREA OF MINIMUM FLOODING: SOURCE, FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA, COMMUNITY PANEL NUMBER 515525 01000. REVISED, MARCH 5, 1990.
- NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY.
- THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR FLAGPOLE, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
- THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
- THE LOCATION OF THE PROPOSED FLAGPOLE IS AS FOLLOWS: THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: N 38° 48' 48.082"
LONGITUDE: W 77° 11' 13.004"
ELEVATION: 311.1' AMSL AT GROUND
- THE TOPOGRAPHY FOR THIS PROPERTY WAS DETERMINED FROM A FIELD RUN SURVEY BY ENTREX COMMUNICATION SERVICES INC. AND A SPECIAL EXCEPTION PLAT PREPARED BY RINKER-DETWILER & ASSOCIATES, P.C.
- THIS PROJECT WILL NOT ENCROACH ON ANY EXISTING WATER MAIN EASEMENTS THE FAIRFAX WATER AUTHORITY HAS ON THIS PROPERTY, OR ON ANY OTHER KNOWN EASEMENTS EXISTING ON THIS PROPERTY.
- THE PROPOSED STORMWATER MANAGEMENT IMPROVEMENTS WILL BE DONE BY PHILLIPS SCHOOL OR OTHERS. REFER TO PHILLIPS ANNANDALE, AMENDED SITE PLAN, COUNTY NUMBER 7029-SPV-002-B-1, DATED AUGUST 2009 FOR SWM AND BMP CALCULATIONS.
- THE EXISTING CONSERVATION EASEMENT DISTURBED ON LOT 4 SHALL BE ABANDONED.

PROJECT DATA

TELECOMMUNICATIONS COMPOUND AREA = 1,250 SF
TOTAL PROJECT DISTURBED AREA = 2,141 SF

EXISTING CONDITIONS

ALL EXISTING BUILDINGS AND STRUCTURES ON THE PROPERTY ARE TO REMAIN.

ORDINANCE DATA

OWNER: SCHOOL FOR CONTEMPORARY EDUCATION
PARCEL ID: 71-3 ((8)) 5, 71-4 ((20)) 1 & 4
ZONING: R-1
EXISTING USE: PRIVATE SCHOOL OF GENERAL EDUCATION
PROPOSED USE: SCHOOL/TELECOMMUNICATION
OPEN SPACE:
REQUIRED: 153,244 SF OR 20%
PROVIDED: 655,203 SF OR 86%

BUILDING INFORMATION

MAXIMUM BUILDING HEIGHT: 60'
EXISTING SCHOOL BUILDING 1: 24.9' HIGH - CONSTRUCTION DATE 1989
EXISTING SCHOOL BUILDING 2: 16.0' HIGH - CONSTRUCTION DATE 1999
GROSS BUILDING FLOOR AREA BUILDING 1: 28,540 SF
GROSS BUILDING FLOOR AREA BUILDING 2: 21,226 SF
TOTAL GROSS BUILDING FLOOR AREA : 43,066 SF
MAXIMUM FLOOR AREA RATIO 0.15
EXISTING FLOOR AREA RATIO 0.11

PARKING SCHEDULE

NUMBER OF EMPLOYEES: 140
REGULAR SPACES REQUIRED: 94 SPACES
(2 SPACES PER 3 EMPLOYEES):
REGULAR SPACES PROVIDED: 140 SPACES
HANDICAP SPACES REQUIRED: 5 SPACES
HANDICAP SPACES PROVIDED: 5 SPACES
TOTAL PARKING SPACES PROVIDED: 145 SPACES
LOADING SPACES REQUIRED: 1 SPACE
LOADING SPACES PROVIDED: 2 SPACES
BUS SPACES PROVIDED: 9 SPACES

STRUCTURE SETBACKS SUBJECT LOT		
	EXISTING	PROPOSED
FRONT YARD (EAST)	203.9'	56.5'
REAR YARD (WEST)	0.0'	267.8'
SIDE YARD (SOUTH)	26.2'	56.7'
SIDE YARD (NORTH)	34.0'	170.4'

STRUCTURE SETBACKS PARENT PARCEL		
	EXISTING	PROPOSED
FRONT YARD (SOUTH)	64.9'	N/C
REAR YARD (NORTH)	74.7'	N/C
SIDE YARD (EAST)	55.0'	N/C
SIDE YARD (WEST)	56.4'	N/C

N/C = NOT CHANGED

PARKING SETBACKS SUBJECT LOT		
	EXISTING	PROPOSED
FRONT YARD (EAST)	55.3'	N/C
REAR YARD (WEST)	101.6'	N/C
SIDE YARD (SOUTH)	17.3'	N/C
SIDE YARD (NORTH)	46.1'	N/C

N/C = NOT CHANGED

PARKING SETBACKS PARENT PARCEL		
	EXISTING	PROPOSED
FRONT YARD (SOUTH)	14.7'	N/C
REAR YARD (NORTH)	274.7'	N/C
SIDE YARD (EAST)	25.2'	N/C
SIDE YARD (WEST)	49.4'	N/C

N/C = NOT CHANGED

FLAG POLE SETBACKS		
	PROPOSED	MIN. REQUIRED
FRONT YARD (EAST)	76.4'	35'
REAR YARD (WEST)	272.9'	35'
SIDE YARD (SOUTH)	86.8'	35'
SIDE YARD (NORTH)	191.1'	35'
CLOSEST ROAD	64.7'	35'
CLOSEST DWELLING	227.3'	35'

PARKING SPACE SCHEDULE	
PARKING SPACES AVAILABLE	145
PARKING SPACES REQUIRED	145

NO ADDITIONAL PARKING PER ARTICLE 11 IS REQUIRED

SET BACK INFORMATION

FRONT YARD REQUIRED: 50' ANGLE OF BULK PLANE BUT NOT LESS THAN 40'
EXISTING SCHOOL BUILDING 1: 65'
EXISTING SCHOOL BUILDING 2: 204'
TELECOMMUNICATIONS FLAGPOLE: 79'
SIDE YARD REQUIRED: 45' ANGLE OF BULK PLANE BUT NOT LESS THAN 20'
EXISTING SCHOOL BUILDING 1: 55'
EXISTING SCHOOL BUILDING 2: 26'
TELECOMMUNICATIONS FLAGPOLE: 94'
TELECOMMUNICATIONS COMPOUND: 64'
REAR YARD REQUIRED: 45' ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
EXISTING SCHOOL BUILDING 1: 75'
EXISTING SCHOOL BUILDING 2: 34'
TELECOMMUNICATIONS FLAGPOLE: 184'
TELECOMMUNICATIONS COMPOUND: 164'

BUILDING INFORMATION

NOTES

THE PROPERTY IS SERVED BY PUBLIC WATER.
THERE IS AN EXISTING SEPTIC FIELD ON THE PROPERTY.
THE PROPERTY IS NOT LOCATED IN THE FEMA 100 YEAR FLOOD PLANE.
THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES FOR THIS PROJECT.
THERE ARE NO GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL ON THE PROPERTY PER THE FAIRFAX COUNTY CEMETERY MAP.
THERE ARE NO PROPOSED SIGNS FOR THIS PROJECT.
TOPOGRAPHY FOR THIS PROPERTY WAS DETERMINED FROM A FIELD RUN SURVEY AND EXISTING SITE PLANS.

LEGEND

- FOUND PROPERTY CORNER
- BENCH MARKS
- UTILITY POLE
- CUY ANCHOR
- SIGN
- LIGHT POLE
- INDIVIDUAL TREE
- WATER SHUT OFF
- FIRE HYDRANT
- INGRESS/ EGRESS
- ADJOINER, SEE Z-1A

LINE TYPES

- BOUNDARY LINE - PARENT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJOINERS
- TIE LINE FOR DIMENSIONS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- RETAINING WALL
- CURB
- FENCE LINE - CHAIN
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- OVERHEAD UTILITY LINE
- DHUL - DHUL - DHUL
- TREE OR VEGETATION LINE

SITE TABULATION:

TOTAL SITE AREA: 8.27 ACRES
(EXCLUDING A PRIOR 0.11 AC. ROW DEDICATION PER DB 1106 1586)
ZONING: R-1 RESID. (3.34265 ACRES)
R-5 RESID. (3.03807 ACRES)
MAXIMUM BUILDING HEIGHT:
ALLOWED (R-1): 60 FT.
ALLOWED (R-5): 65 FT.
EXISTING BLDG HEIGHT: 13.5 FT.
PROPOSED BLDG HEIGHT: 30 FT.
GROSS FLOOR AREA:
PROPOSED SCHOOL EXTENSION:
FIRST FLOOR (R-1): 7,232 SQ. FT.
SECOND FLOOR (R-1): 13,984 SQ. FT.
TOTAL PROPOSED GFA (R-1): 21,216 SQ. FT.
EXISTING SCHOOL (R-5): 28,840 SQ. FT.
PROPOSED SCHOOL EXTENSION:
FIRST FLOOR (R-5): 4,137 SQ. FT.
SECOND FLOOR (R-5): 3,762 SQ. FT.
PROPOSED GIM EXPANSION (R-5): 4,543 SQ. FT.
TOTAL PROPOSED GFA (R-5): 41,282 SQ. FT.
FLOOR AREA RATIO:
ALLOWED (R-1): 0.15
PROPOSED (R-1): 0.146
ALLOWED (R-5): 0.35
PROPOSED (R-5): 0.188

PARKING:
NUMBER OF EMPLOYEES: 140
REGULAR SPACES REQUIRED: 94 SPACES
(2 SPACES PER 3 EMPLOYEES):
REGULAR SPACES PROVIDED: 140 SPACES
HANDICAP SPACES REQUIRED: 5 SPACES
HANDICAP SPACES PROVIDED: 5 SPACES
TOTAL PARKING PROVIDED: 145 SPACES
LOADING SPACES REQUIRED: 1 SPACE
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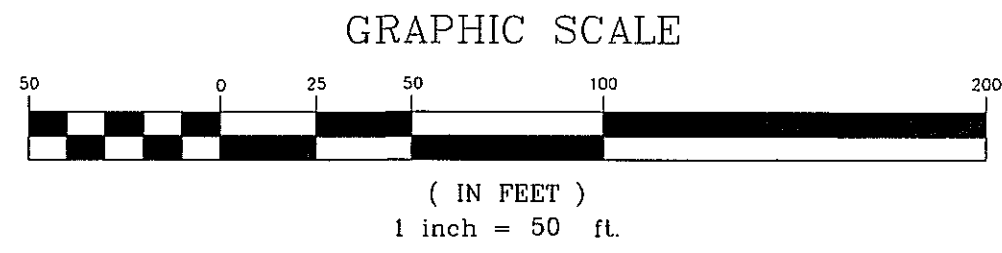
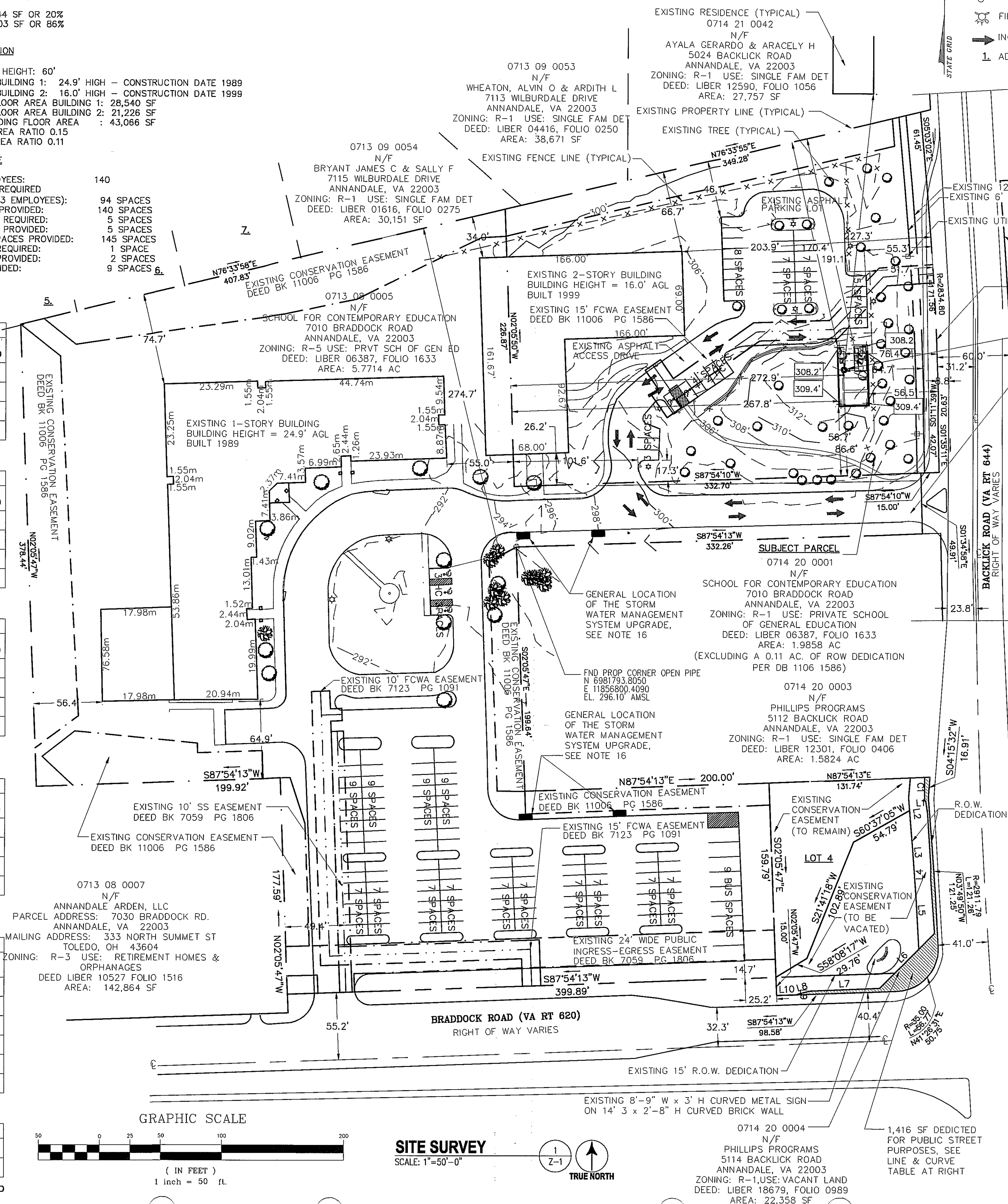
YARD REQUIREMENTS (R-1):
FRONT YARD: 50' ANGLE OF BULK PLANE, MINIMUM 40'
SIDE YARD: 45' ANGLE OF BULK PLANE, MINIMUM 20'
REAR YARD: 45' ANGLE OF BULK PLANE, MINIMUM 25'

YARD REQUIREMENTS (R-5):
FRONT YARD: 30' ANGLE OF BULK PLANE, MINIMUM 20'
SIDE YARD: 25' ANGLE OF BULK PLANE, MINIMUM 10'
REAR YARD: 25' ANGLE OF BULK PLANE, MINIMUM 25'

REQUIRED OPEN SPACE:
REQUIRED (R-1): NO REQUIREMENT
REQUIRED (R-5): 25.0% (1,259.5 ACRES)
PROPOSED (R-5): 46.8% (2,349.2 ACRES)

STREET DEDICATION LINE TABLE		
LINE	LENGTH	BEARING
L1	1.02	N87°44'37"E
L2	10.05	S08°05'29"E
L3	44.81	S03°35'41"E
L4	10.02	S00°15'06"W
L5	44.21	S03°57'42"E
L6	63.49	S44°47'24"W
L7	57.36	S87°42'57"W
L8	10.18	S75°03'27"W
L9	0.51	S01°28'50"E
L10	17.32	S87°54'13"W

STREET DEDICATION CURVE TABLE		
CURVE	LENGTH	RADIUS [CHORD BEARING] CHORD
C1	19.46	347.91 S00°04'54"E 19.46



SITE SURVEY

SCALE: 1"=50'-0"

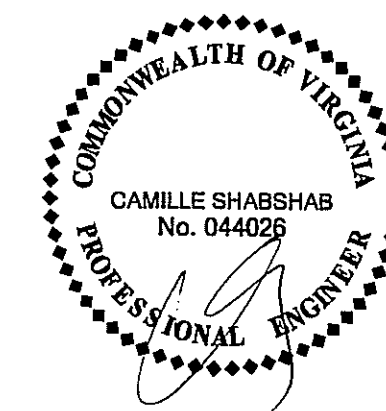


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SUBMITTALS

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SEAL:



T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO: 1042.363

DESIGNER: R.S.

ENGINEER: M.M.

SCALE:



WAC226C
PHILLIPS SCHOOL
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7010 BRADDOCK ROAD
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APPROVED (SEA) / SP Plan
SEE DEV CONDS DATED 11/23/2009
DATE OF (BOS)(BZA) Approval 12/07/2009
(clarified on 12/21/2009)

Sheet 2 of 12

SHEET NUMBER:

Z-1

1.
0714 01 0027
N/F
BRADLICK SUBSIDIARY LLC
BACKLICK ROAD
ANNANDALE, VA 22003
ZONING: C-6 USE: COMMUNITY CENTER
DEED: LIBER 16237, FOLIO 2193
AREA: 521,005 SF

2.
0714 28 0001
N/F
COUTHINHO ENTERPRISES LLC
5105 A BACKLICK ROAD
ANNANDALE, VA 22003
ZONING: C-2 USE: CONDO OFFICE
DEED: LIBER 12738, FOLIO 0411
AREA: N/A

3.
0714 28 0002
N/F
LY, TROUNG H & CHAU
5051 B BACKLICK ROAD
ANNANDALE, VA 22003
ZONING: C-2 USE: CONDO OFFICE
DEED: LIBER 13128, FOLIO 0876
AREA: N/A

4.
0714 28 0003
N/F
RIDPATH, THOMAS M
5105 C BACKLICK ROAD
ANNANDALE, VA 22003
ZONING: C-2 USE: CONDO OFFICE
DEED: LIBER 10993, FOLIO 0974
AREA: N/A

5.
0713 09 0057
N/F
PARROTTA FRANK M AND VICTORIA A
7127 WILBURDALE DR
ANNANDALE, VA 22003
ZONING: R-1 USE: SINGLE FAMILY, DETACHED
DEED LIBER 07110 FOLIO 1664
AREA: 21,800 SF

6.
0713 09 0056
N/F
COLLINS WILSON PANCOAST, AND DORIS L
7123 WILBURDALE DR
ANNANDALE, VA 22003
ZONING: R-1 USE: SINGLE FAMILY, DETACHED
DEED LIBER 01616 FOLIO 0284
AREA: 21,800 SF

7.
0713 09 0055
N/F
ROTTIER JANE EASTHAM TR
7119 WILBURDALE DR
ANNANDALE, VA 22003
ZONING: R-1 USE: SINGLE FAMILY, DETACHED
DEED LIBER 18769 FOLIO 0170
AREA: 21,800 SF

SEE SHEET Z-1 FOR LOCATION OF LISTED ADJOINERS.

Application No. SEA-85-M-101-03 Staff W'OD

APPROVED (SEA) / SP Plan
SEE DEV CONDS DATED 11/23/2009
DATE OF (BOS)(BZA) Approval 12/07/2009
(clarified on 12/21/2009)

Sheet 3 of 12

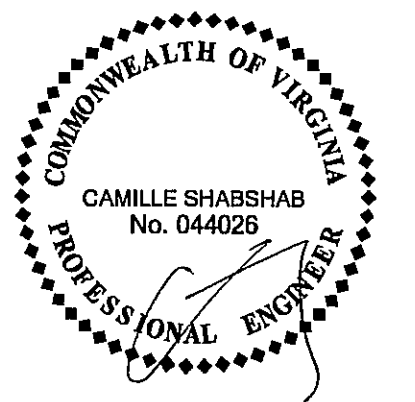


1575 Eye Street, N.W. Suite 350
WASHINGTON, D.C. 20005
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

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08-12-09	SWM & CONSERV. ESMTS.	10
09-11-09	PRESTAFFING COMMENTS	11
10-12-09	ADDITIONAL COMMENTS	12

SEAL:



T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO: 1042.363

DESIGNER: R.S.

ENGINEER: M.M.

SCALE:

0 1/2 1
GRAPHIC SCALE IN INCHES

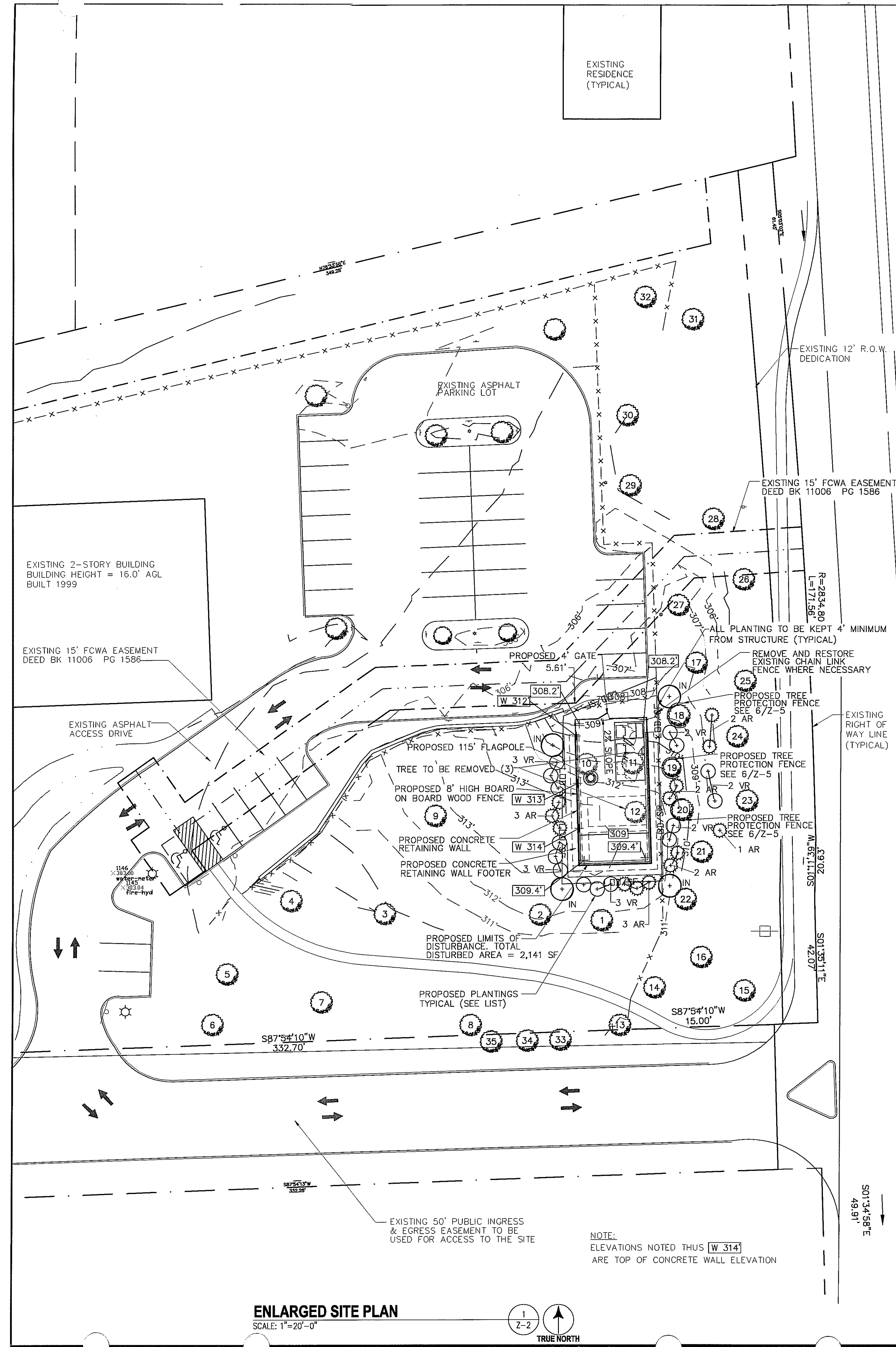
WAC226C
PHILLIPS SCHOOL
- ANNANDALE
7010 BRADDOCK ROAD
ANNANDALE, VA 22003

TITLE:

ADJOINERS

SHEET NUMBER:

Z-1A



PLANT LIST

Qty.	Sym.	Genus	Species	Variety	Common Name	Planting Size	Spacing
4	IN	ILEX		'NELLIE STEVENS'	NELLIE STEVENS HOLLY	6' MIN. HT.	VARIES
13	AR	THUJA	OCCIDENTALIS	'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' MIN. HT.	5' o.c.
15	VR	VIBURNUM	RHYTIDOPHYLLUM		LEATHERLEAF VIBURNUM	5 GAL. MIN	5' o.c.

NOTES:

1. THE TREE PROTECTION FENCING SHALL BE INSTALLED UNDER THE SUPERVISION OF THE CERTIFIED ARBORIST. THE TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE SILT FENCE AND ANY CLEARING AND GRADING ACTIVITY.
2. THE TREE PROTECTION FENCE SHALL BE PLACED AT THE LIMITS OF THE CLEARING. EITHER 14 GAUGE WELDED WIRE OR SUPER SILT FENCE SHALL BE USED ALONG THE EASTERN AND SOUTHERN LIMITS OF CLEARING FOR THE CONSTRUCTION OF THE CELL TOWER ENCLOSURE.
3. THE FINAL SPECIES AND SIGHTING OF TREES AND SHRUBS SHALL BE DETERMINED IN CONSULTATION WITH A CERTIFIED ARBORIST, WHO WILL BE HIRED BY APPLICANT, SUBJECT TO REVIEW AND APPROVAL BY THE URBAN FOREST MANAGEMENT DIVISION. ANY TRENCH, WEATHER IT BE FOR ROOT PRUNING OR SILT FENCE INSTALLATION SHALL BE IMMEDIATELY BACKFILLED TO COVER ANY EXPOSED ROOTS.

TREE PLANTING NOTES:

-ALL PLANTED TREES SHALL COMPLY WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, ARTICLE 12-805.

-ALL PLANTED TREES SHALL MEET THE STANDARDS SPECIFIED IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD FOR NURSERY STOCK.

-ALL TREES AND SHRUBS THAT ARE PLANTED SHALL BE OF THE SPECIES AND SIZE ON THE APPROVED PLANS.

-ALL TREES SHALL BE PLANTED USING THE STANDARDS AND METHODS SPECIFIED IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD FOR NURSERY STOCK.

NOTES:

1. TOTAL OF 3 TREES ARE TO BE REMOVED AS PART OF THIS PROJECT.
2. LANDSCAPE SCREENING IS IN ACCORDANCE WITH ARTICLE 13 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

TREE INVENTORY LIST

	COMMON NAME	SCIENTIFIC NAME	TRUNK Ø	APPROXIMATE MATURITY HEIGHT	CONDITION	DISTANCE FROM LCG
TREE - 1	AMERICAN HOLLY	ILEX OPACA	19"	40'	GOOD	
TREE - 2	NORWAY MAPLE	ACER PLATANOIDES	23"	45'	FAIR	
TREE - 3	RED CEDAR	JUNIPERUS VIRGINIANA	20"	45'	FAIR	
TREE - 4	RED CEDAR	JUNIPERUS VIRGINIANA	16"	50'	GOOD	
TREE - 5	AMERICAN HOLLY	ILEX OPACA	9"	25'	GOOD	
TREE - 6	WILLOW OAK	QUERCUS PHELLOS	9"	30'	GOOD	
TREE - 7	RED MAPLE	ACER RUBRUM	18"	40'	FAIR	
TREE - 8	RED CEDAR	JUNIPERUS VIRGINIANA	26"	55'	GOOD	
TREE - 9	RED MAPLE	ACER RUBRUM	36"	45'	FAIR	
TREE - 10	ARBOR VITAE	ARBORVITAE SPP.	2"+3"	10'	GOOD	REMOVE
TREE - 11	ARBOR VITAE	ARBORVITAE SPP.	2"+3"	10'	GOOD	REMOVE
TREE - 12	ARBOR VITAE	ARBORVITAE SPP.	2"+3"	10'	GOOD	REMOVE
TREE - 13	HEMLOCK	TSUGA CANADENSIS	6"+9"	30'	FAIR	
TREE - 14	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	3"	15'	GOOD	
TREE - 15	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	3"	15'	GOOD	
TREE - 16	RED MAPLE	ACER RUBRUM	3"	15'	GOOD	
TREE - 17	DEODAR CEDAR	CEDRUS DEODARA	5"	15'	GOOD	14.69'
TREE - 18	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	2"	12'	FAIR	7.37'
TREE - 19	RED MAPLE	ACER RUBRUM	4"	20'	GOOD	4.47'
TREE - 20	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	3"	10'	GOOD	7.59'
TREE - 21	RED MAPLE	ACER RUBRUM	3"	10'	GOOD	14.00'
TREE - 22	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	3"	10'	GOOD	10.40'
TREE - 23	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	2"	15'	GOOD	
TREE - 24	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	2"	15'	GOOD	
TREE - 25	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	2"	15'	GOOD	
TREE - 26	DEODAR CEDAR	CEDRUS DEODARA	6"	20'	GOOD	
TREE - 27	AUSTRIAN PINE	PINUS NIGRA	1"	8'	GOOD	
TREE - 28	AUSTRIAN PINE	PINUS NIGRA	3"	15'	GOOD	
TREE - 29	AMERICAN DOGWOOD	CORNUS FLORIDA	20" MULTI TRUNK	30'	GOOD	
TREE - 30	AUSTRIAN PINE	PINUS NIGRA	36"	60'	GOOD	
TREE - 31	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	4"	15'	GOOD	
TREE - 32	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	4"	15'	GOOD	
TREE - 33	HEMLOCK	TSUGA CANADENSIS	9"+6"	30'	GOOD	
TREE - 34	HEMLOCK	TSUGA CANADENSIS	3"	15'	GOOD	
TREE - 35	WILLOW OAK	QUERCUS PHELLOS	14"	40'	GOOD	

TREE PRESERVATION NOTES:

DESCRIPTION: THE EXISTING TREES THAT BORDER THE PROPOSED TOWER ARE TO BE SAVED, WITH PRESERVATION MEASURES TAKEN TO REDUCE ANY POTENTIAL STRESS AND DECLINE DURING THE CONSTRUCTION OF THIS TOWER AND PAD. THE TREES ARE SITUATED IN A NATURAL AREA AND HAVE A ROOT STRUCTURE THAT GOES AROUND THE ENTIRE CIRCUMFERENCE OF THE TREE.

IT SHALL BE IMPORTANT TO PROTECT THE TREES AND, AS IMPORTANTLY, THE ROOT ZONE OF THE TREES DURING THE ENTIRE CONSTRUCTION PHASE OF THE TOWER. THE NECESSARY STEPS NEEDED TO PROTECT THE TREES INCLUDE;

TREE PROTECTION FENCE: THE TREE PROTECTION FENCE SHALL BE BUILT AS SHOWN ON THE PLANS

TRENCHING: TRENCHING IS NEEDED BEFORE CONSTRUCTION STARTS TO CUT THE ROOTS AT THE POINT OF WHERE THE STAKES ARE LOCATED INDICATING WHERE THE PAD IS TO BE BUILT. THIS AREA INCLUDES THE ENTIRE EAST SIDE AND 10 FEET UP THE WEST SIDE, AND 20 FEET ON THE WEST SIDE STARTING AT THE NORTH-WEST CORNER GOING SOUTH AND 20 FEET HEADING EAST. THE TRENCH SHOULD BE AT LEAST 18 INCHES DEEP TO CLEANLY SEVER ANY ROOTS THAT MAY EXTEND INTO THE CONSTRUCTION AREA. THIS SHALL KEEP ANY ROOTS IN THE PRESERVATION ZONE FROM BEING RIPPED OUT OF THE GROUND.

THE HEALTH OF THE TREES ALONG WITH THE DISTANCE FROM THIS STRUCTURE SHOULD ALLOW THE TREES TO NOT SUFFER ANY SERIOUS PROBLEMS DURING THIS PROJECT. DUE TO THE ROOTS EXTENDING THE ENTIRE CIRCUMFERENCE OF THE TREE, A MAJORITY OF THE TREE'S ROOTS SHOULD NOT BE AFFECTED IF THE ABOVE DESCRIBED PROTECTION IS DONE PROPERLY.

ONCE THE CONSTRUCTION IS COMPLETED, IT SHALL BE BENEFICIAL TO WATER THE TREES DURING PERIODS OF MILD OR SERIOUS DROUGHTS FOR THE FIRST 2 GROWING SEASONS.

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Sheet 4 of 12

LEGEND

- ⊕ PROPOSED PLANTINGS
- ⊕ PROPOSED PLANTINGS
- ⊕ PROPOSED PLANTINGS
- ⊙ EXISTING TREE TO REMAIN
- ⊙ EXISTING TREE TO BE REMOVED
- [W 313] PROPOSED TOP OF RETAINING WALL

NOTES:

1. TRUNK MEASUREMENTS UNITS ARE INCHES DBH
2. REFER TO SHEET Z-5 FOR EQUIPMENT DIMENSIONS AND DETAILS
3. DISTANCE TO LCG IS FROM CENTER OF TREE.

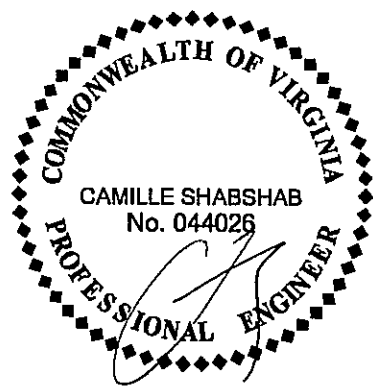


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SEAL:



T-MOBILE NORTHEAST LLC

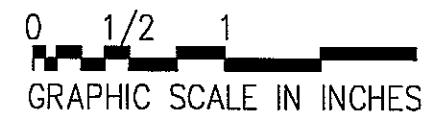
12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO: 1042.363

DESIGNER: R.S.

ENGINEER: C.S.

SCALE:



WAC226C
PHILLIPS SCHOOL
- ANNANDALE
7010 BRADDOCK ROAD
ANNANDALE, VA 22003

TITLE:

ENLARGED
SITE
PLAN

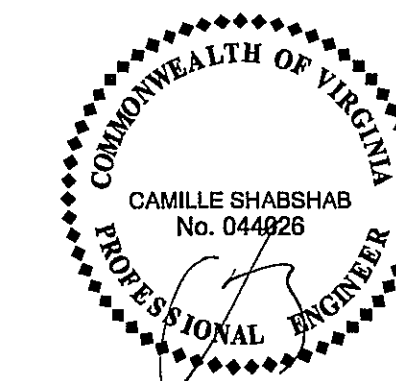
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Z-2

SUBMITTALS

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PHONE: (240) 264-8600

PROJECT NO: 1042.363
DESIGNER: R.S.
ENGINEER: C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

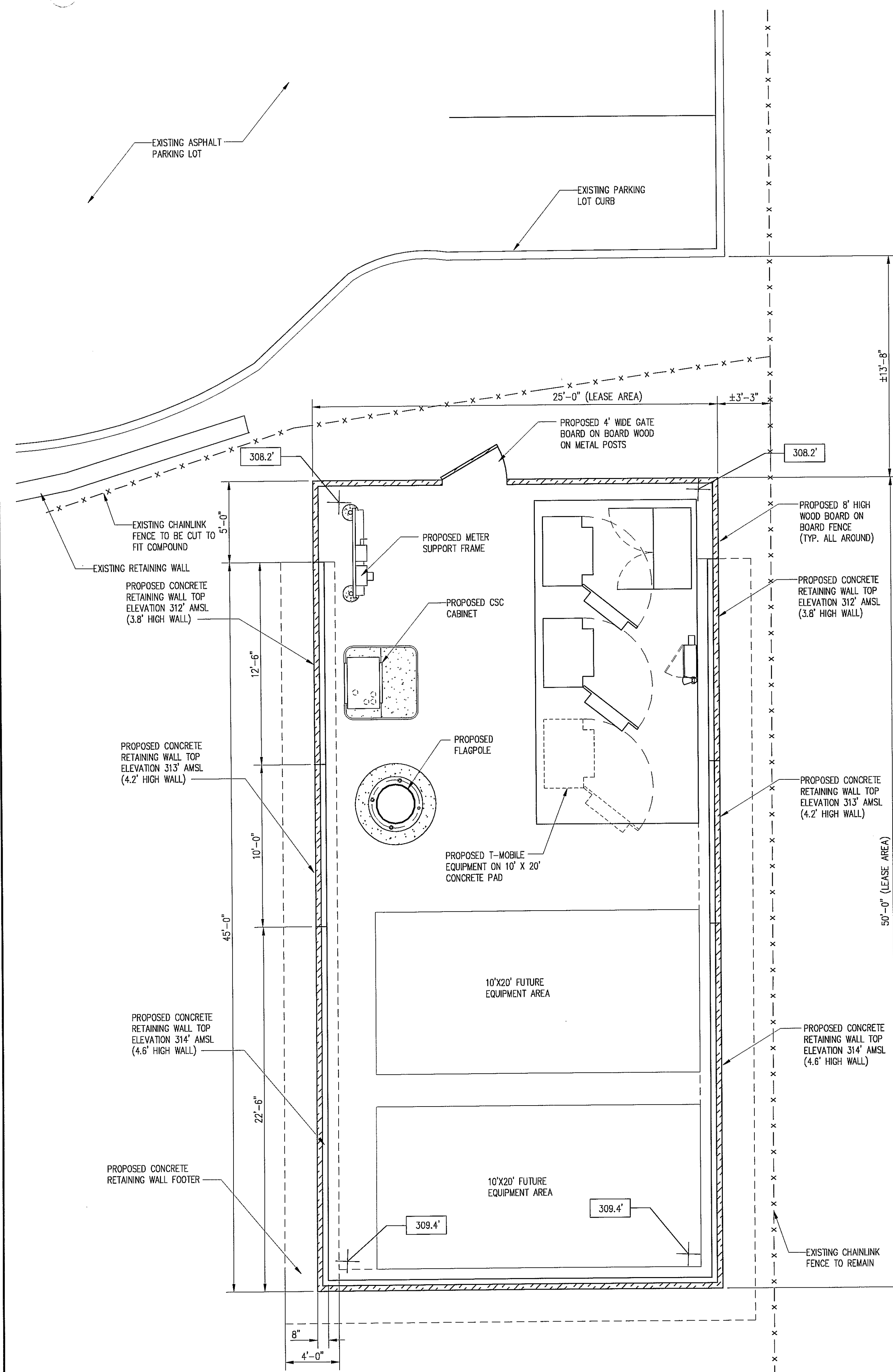
WAC226C
PHILLIPS SCHOOL
- ANNANDALE
7010 BRADDOCK ROAD
ANNANDALE, VA 22003

TITLE:

COMPOUND PLAN
AND FLAGPOLE
ELEVATION

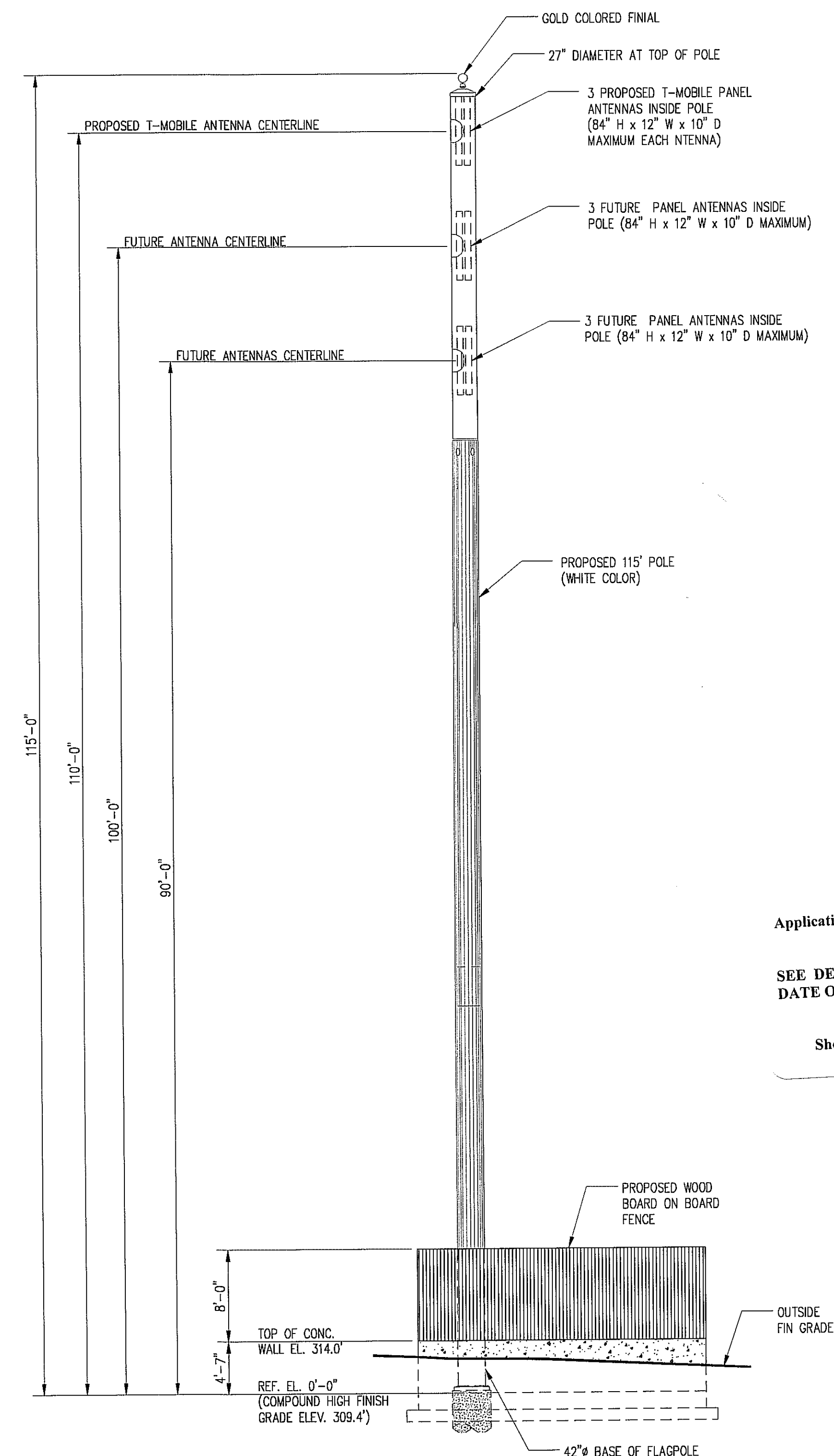
SHEET NUMBER:

Z-3



COMPOUND PLAN
SCALE: 1/4"=1'-0"

1
Z-3



FLAGPOLE ELEVATION
SCALE: 1/8"=1'-0"

2
Z-3

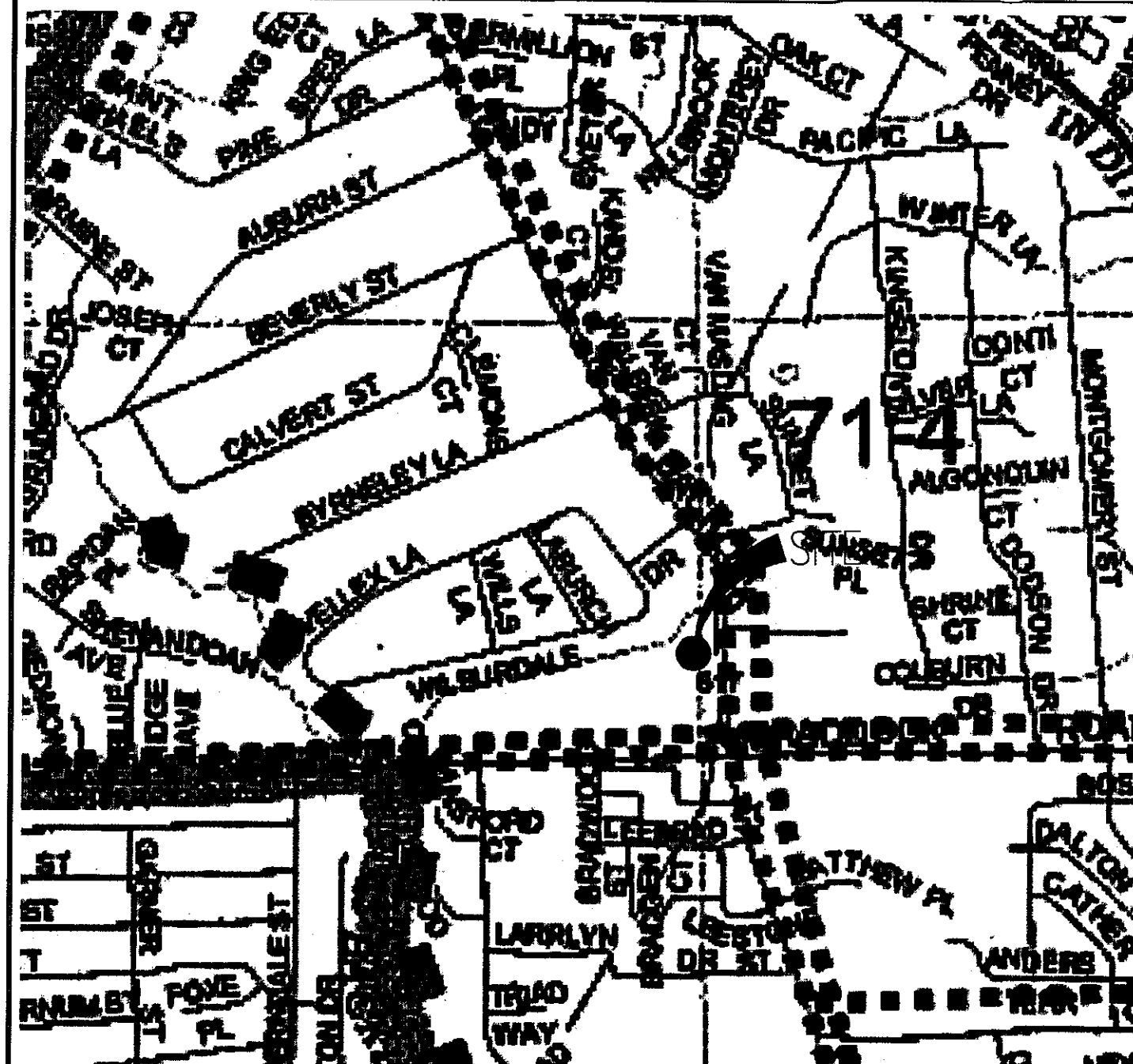


ENVIRONMENTAL QUALITY MAP

SCALE: 1" = 1,000'

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLAN

NOTES:
THE PROJECT SITE IS LOCATED APPROXIMATELY 1,500 FT FROM THE NEAREST ENVIRONMENTAL QUALITY CORRIDOR. (PUBLIC PARK)

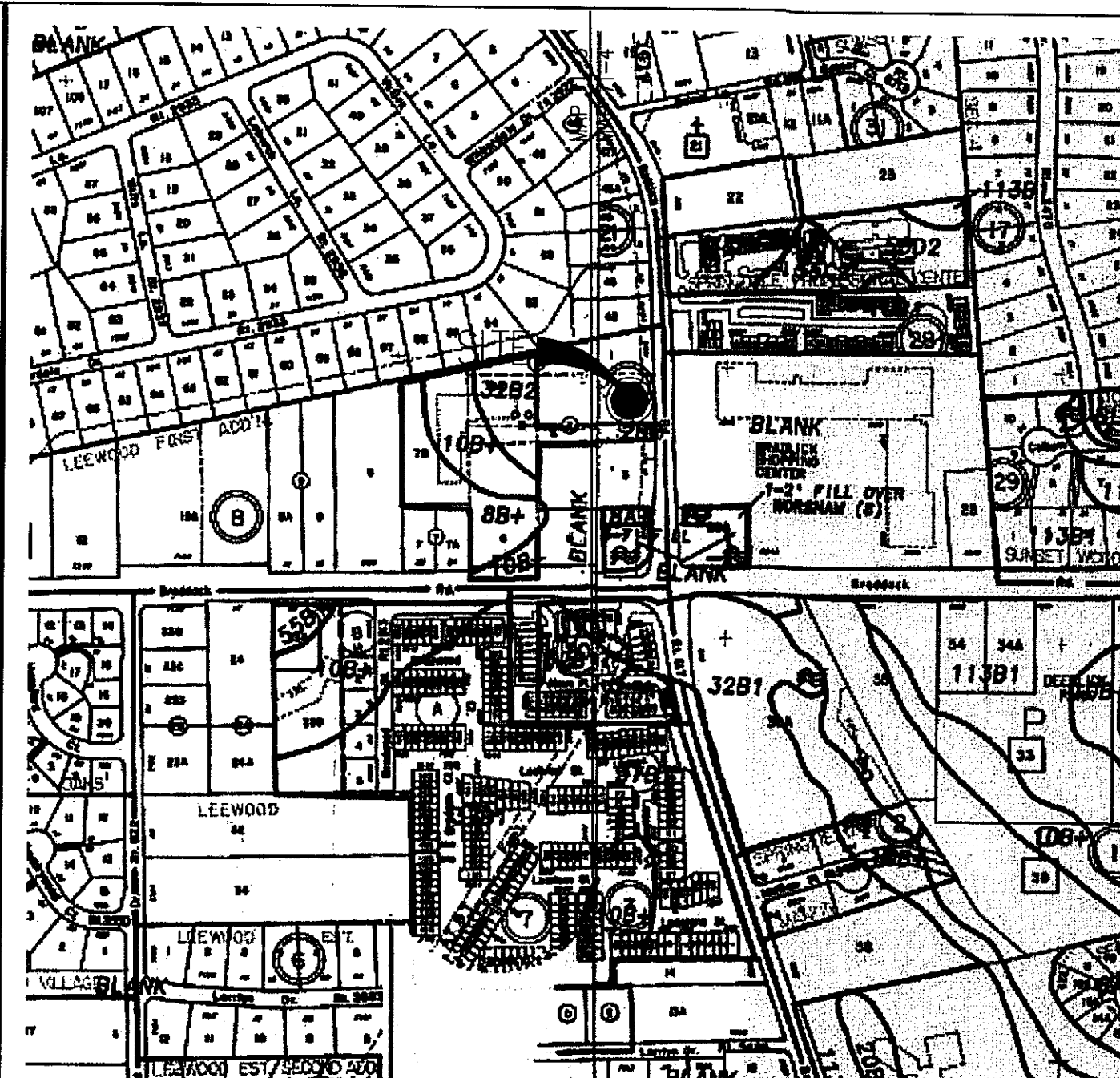


TRAIL MAP

SCALE: 1" = 1,000'

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLAN

NOTES:
THERE ARE TWO KNOWN NEARBY MINOR PAVED TRAILS ALONG BRADDOCK ROAD AND TWO KNOWN NEARBY MINOR TRAILS ALONG BACKLICK ROAD.

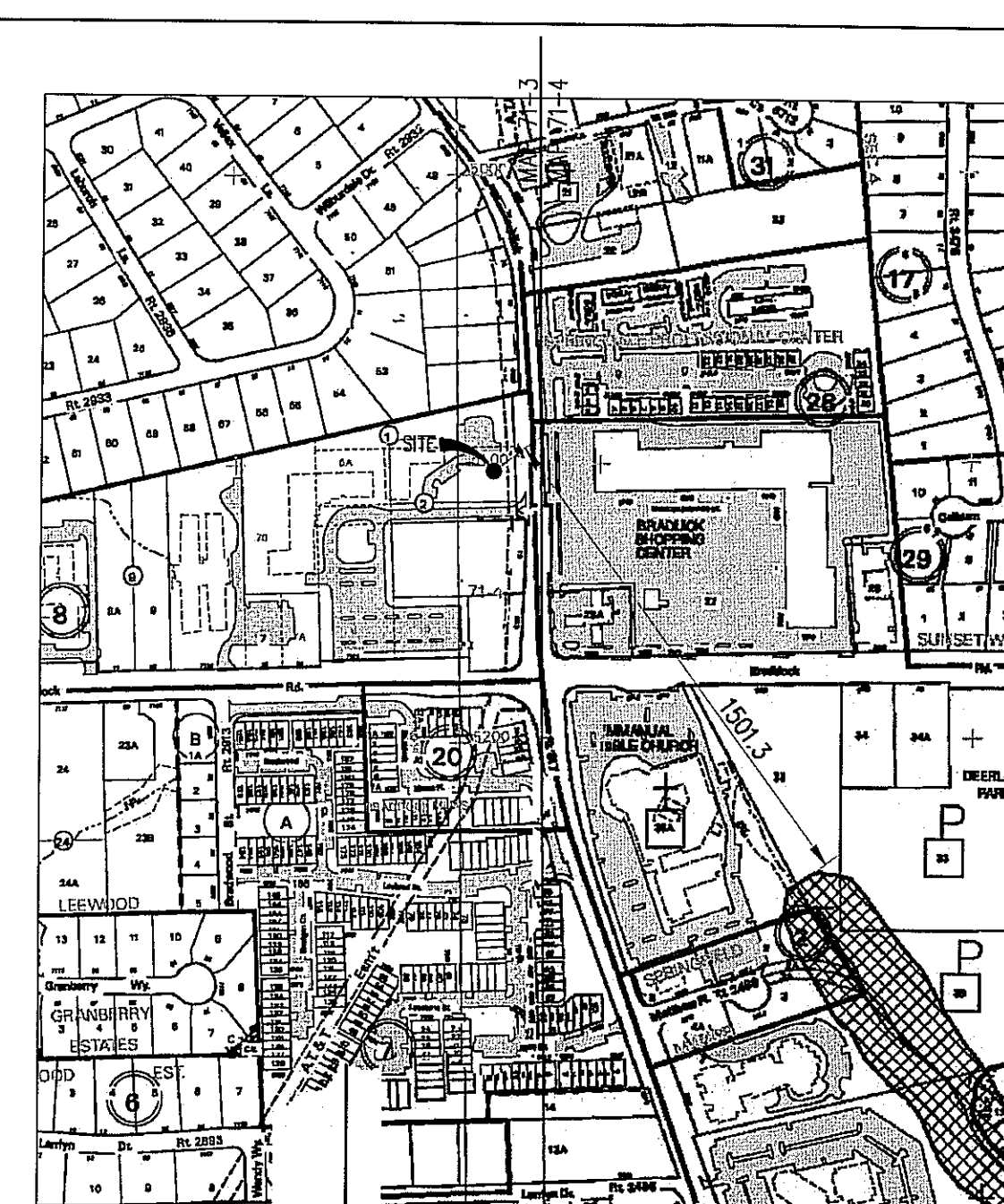


SOILS MAP

SCALE: 1" = 500'

SOURCE:
FAIRFAX COUNTY
MAP SECTION 69-2, 70-1

SOIL TYPE: 32B2
DESCRIPTION: FAIRFAX SILT LOAM; UNDULATING PHASE

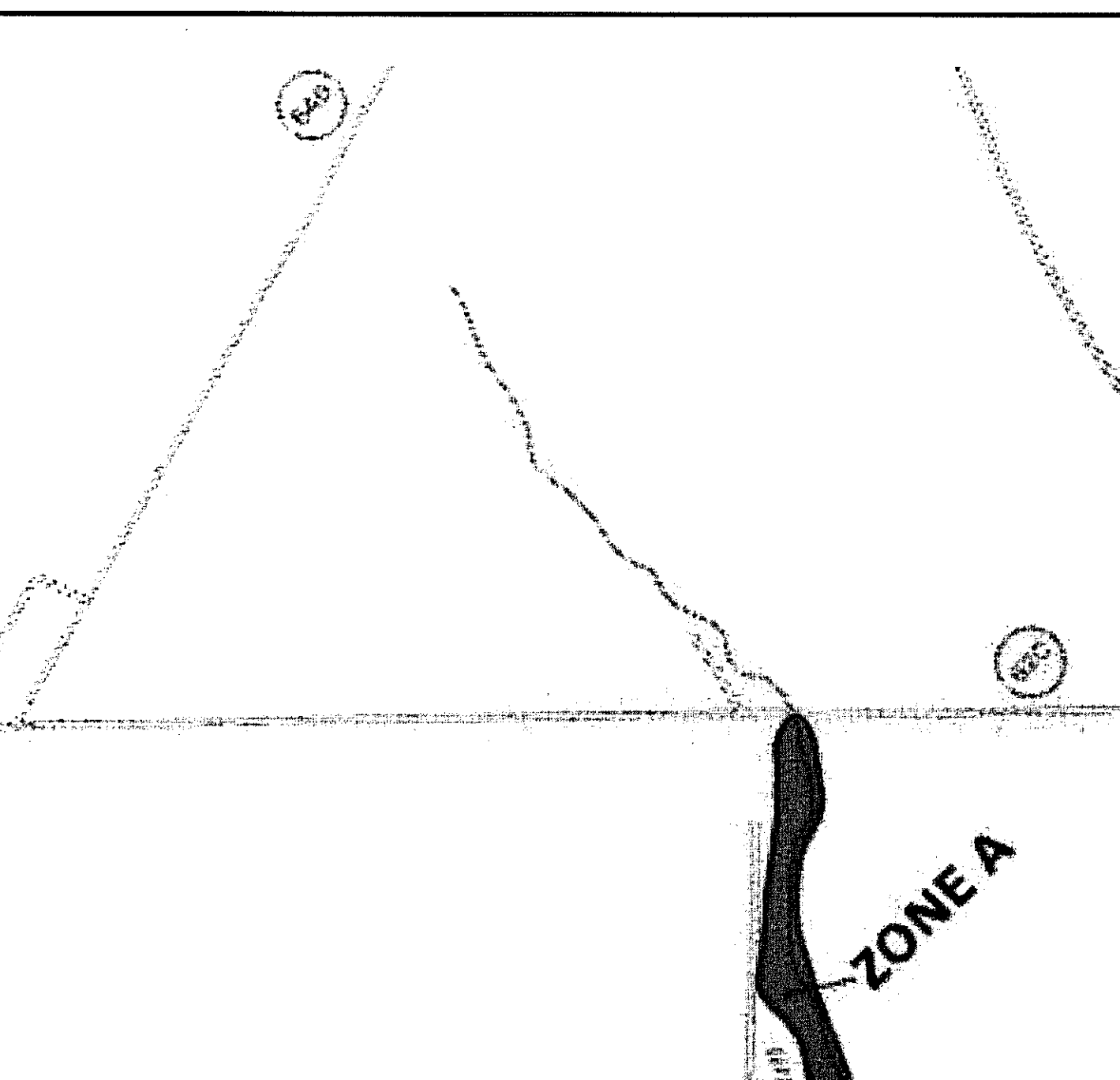


RESOURCE MANAGEMENT MAP

SCALE: 1" = 500'

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLANS

THE PROJECT SITE IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA DEFINED AS ALL LAND OUTSIDE THE RESOURCE PROTECTION AREA.

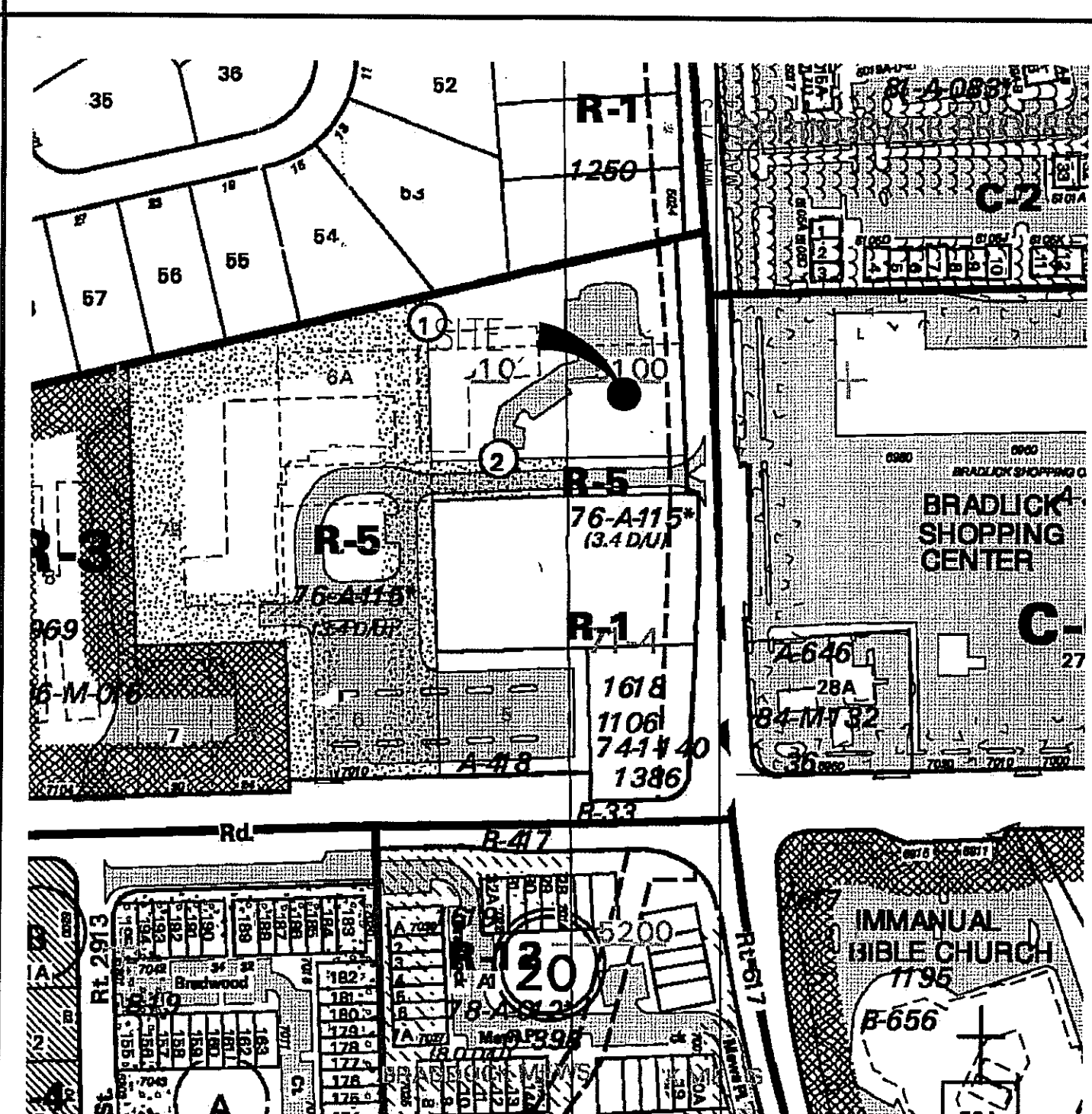


FLOOD ZONE MAP

SCALE: 1" = 1,000'

SOURCE:
FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA.
COMMUNITY PANEL NUMBER 515525 01000. MARCH 5, 1990.

NOTES:
THE PROJECT SITE IS LOCATED IN FLOOD ZONE X, AREA OF MINIMUM FLOODING.



ZONING MAP

SCALE: 1" = 200'

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLANS

Application No. SEA-85-M-101-03 Staff W'OD

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Sheet 6 of 12

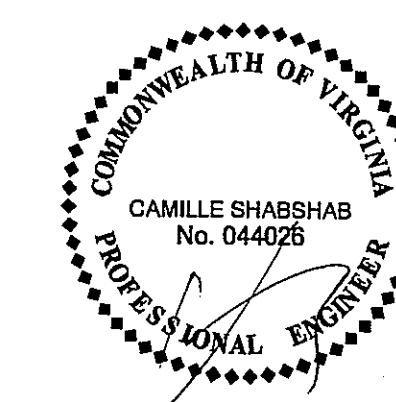


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PHONE: (240) 264-8600

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ENGINEER: C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

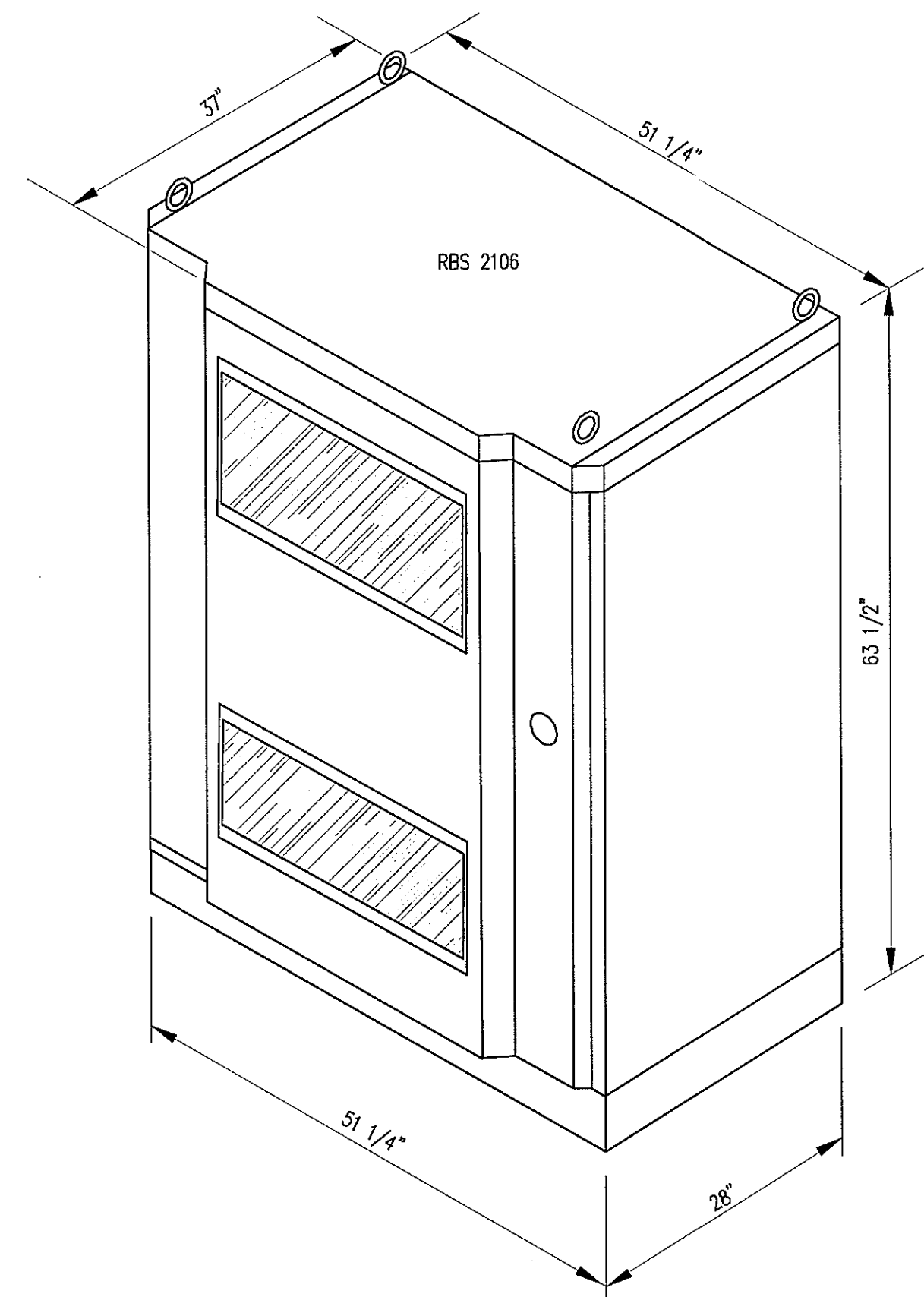
WAC226C
PHILLIPS SCHOOL
- ANNANDALE
7010 BRADDOCK ROAD
ANNANDALE, VA 22003

TITLE:

CIVIL MAPS
AND NOTES

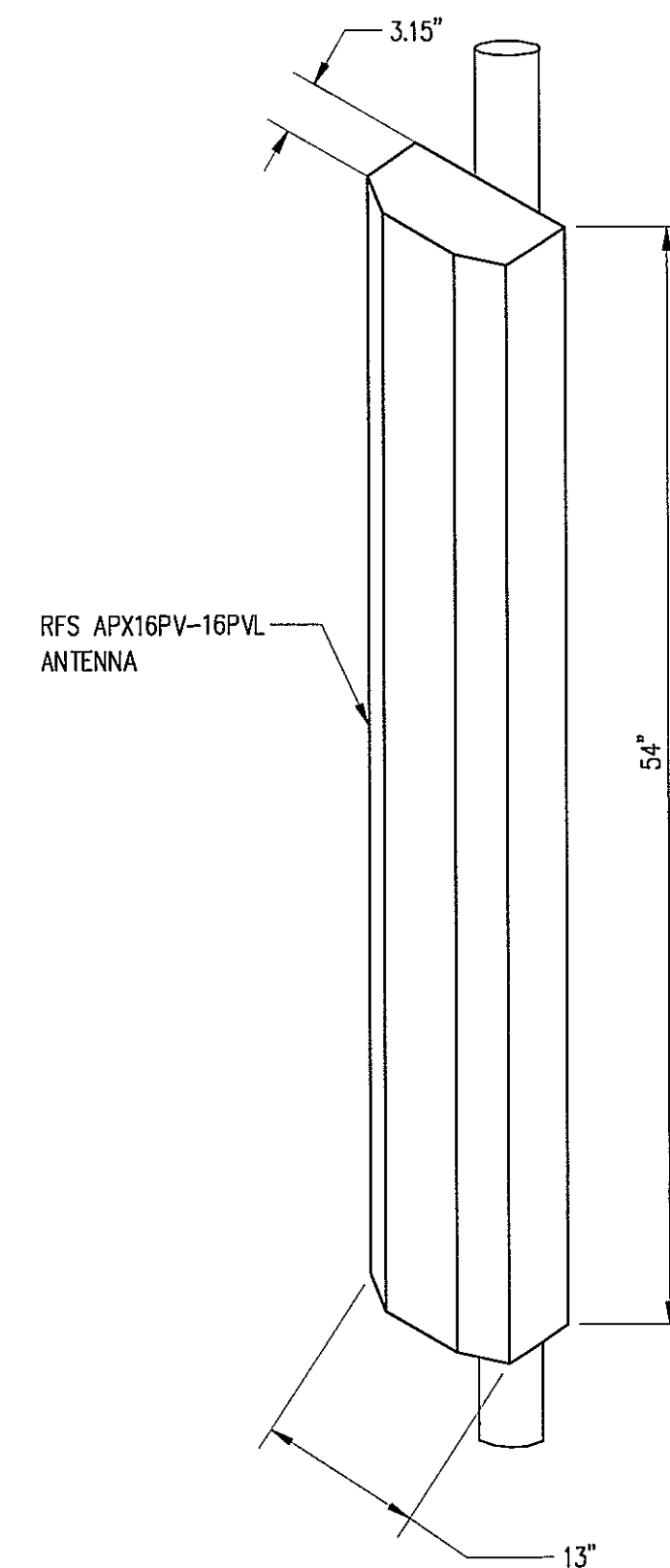
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Z-4



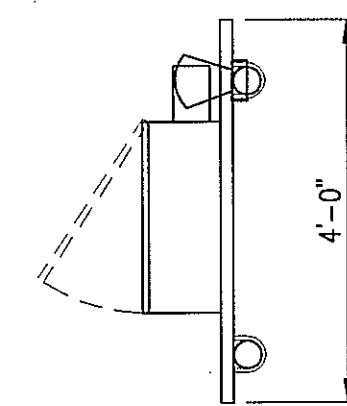
EQUIPMENT DETAIL
SCALE: N.T.S.

1
Z-5



ANTENNA DETAIL
SCALE: N.T.S.

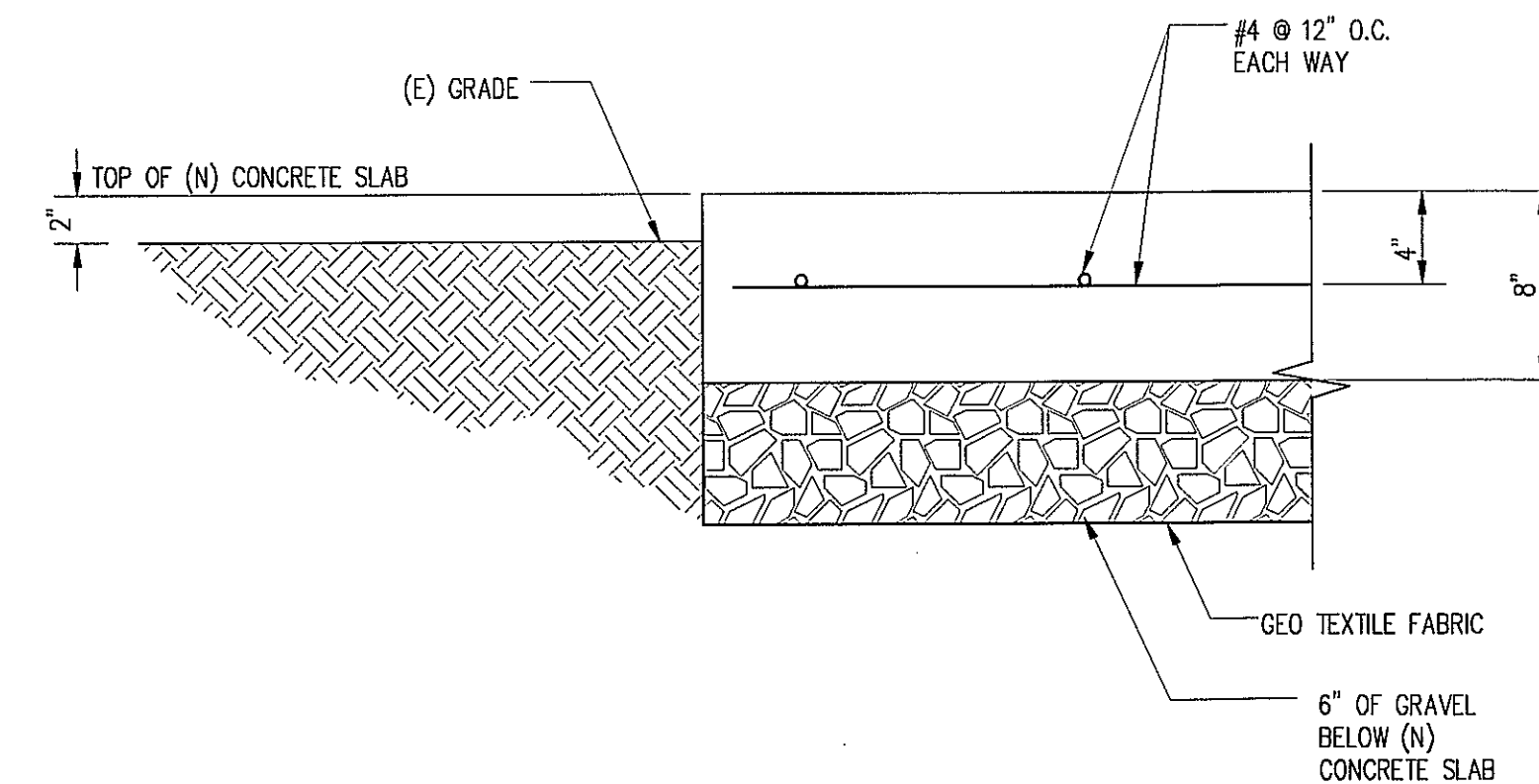
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Z-5



PROPOSED PPC FRAME HEIGHT: 6'

DETAILS
SCALE: 1/2"=1'-0"

3
Z-5

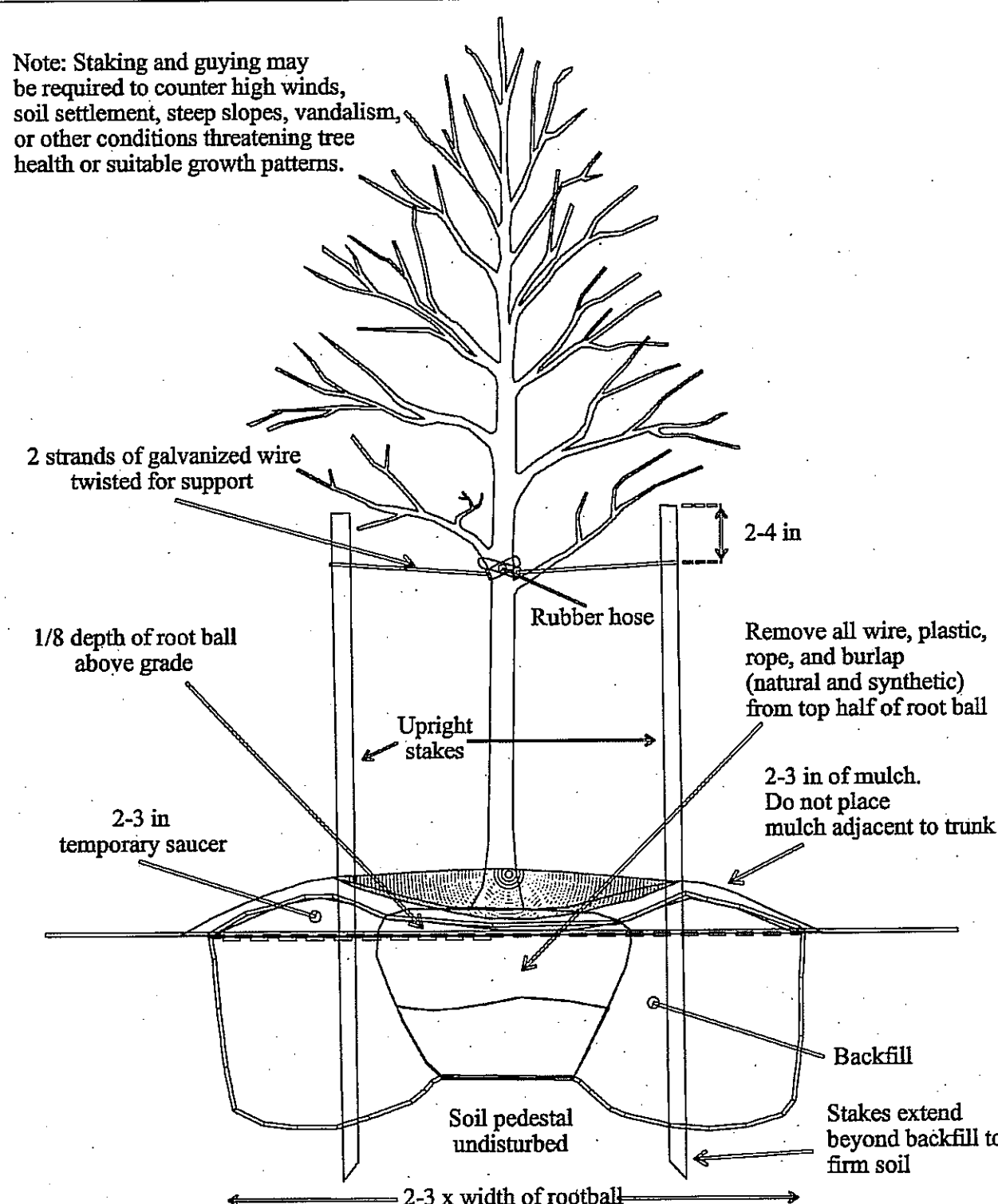


CONCRETE PAD DETAIL
SCALE: 1-1/2"=1'-0"

4
Z-5

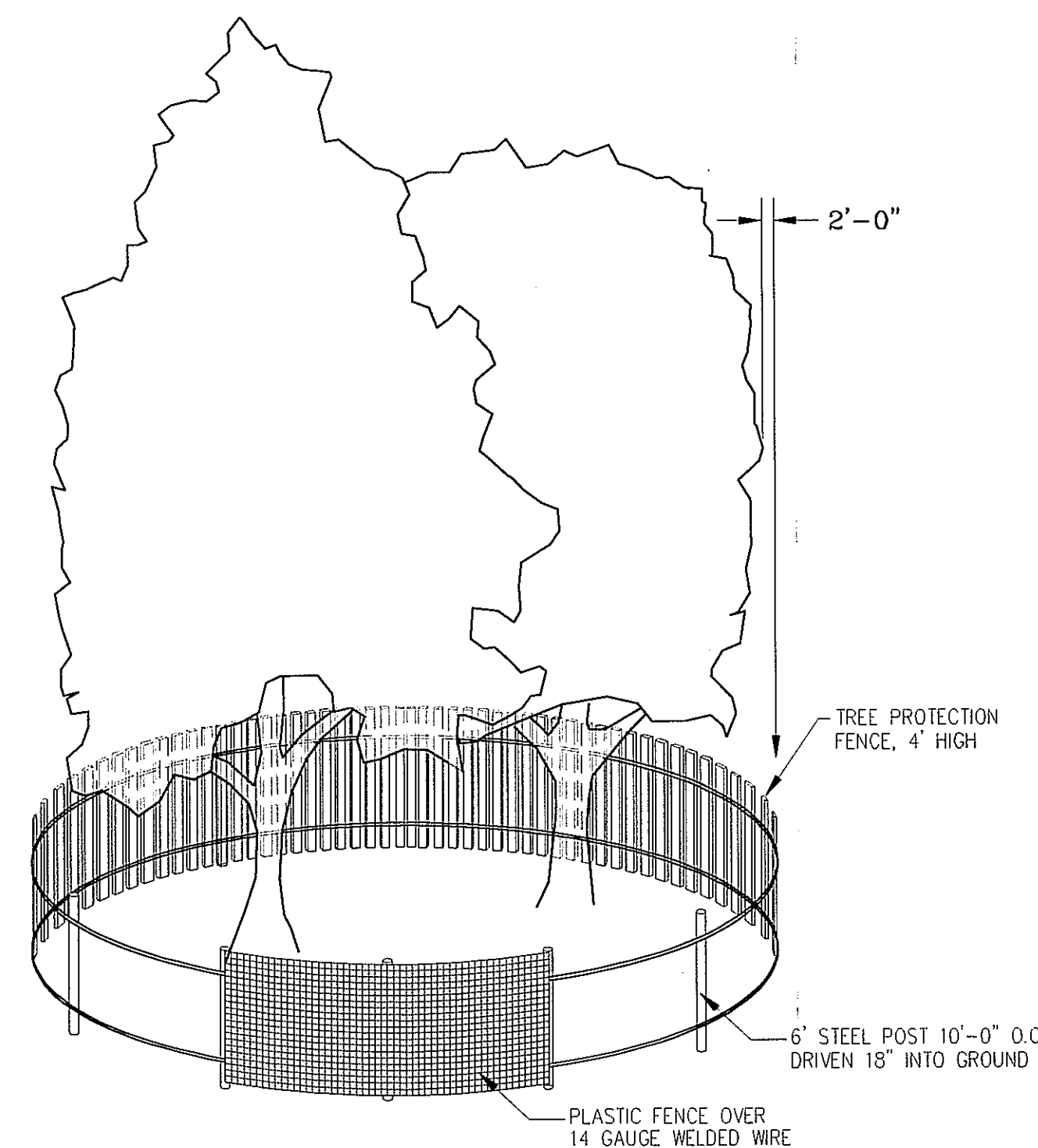
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Note: Staking and guying may be required to counter high winds, soil settlement, steep slopes, vandalism, or other conditions threatening tree health or suitable growth patterns.



TREE PLANTING & STAKING DETAIL
SCALE: 1/2"=1'-0"

5
Z-5



TREE PROTECTION DETAIL
SCALE: 1/2"=1'-0"

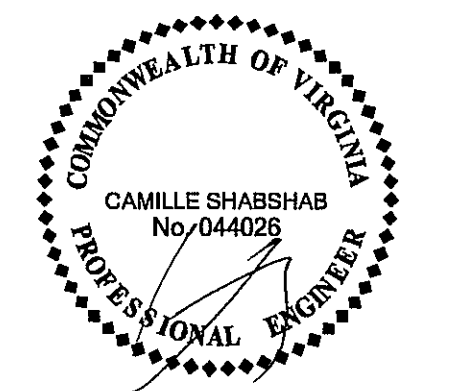
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Z-5

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Sheet 7 of 12

SEAL:



T-MOBILE NORTHEAST LLC

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PROJECT NO: 1042.363
DESIGNER: R.S.
ENGINEER: C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

**WAC226C
PHILLIPS SCHOOL
- ANNANDALE
7010 BRADDOCK ROAD
ANNANDALE, VA 22003**

TITLE:

**EQUIPMENT
AND
LANDSCAPING
DETAILS**

SHEET NUMBER:

Z-5

entrex
communication services, inc.

1575 Eye Street, N.W. Suite 350
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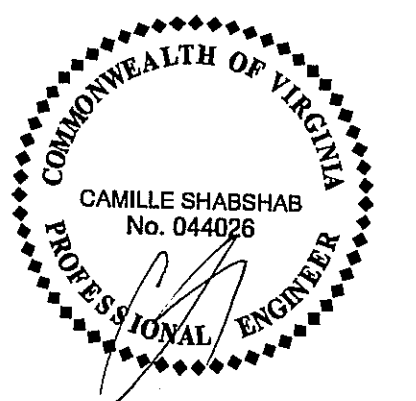


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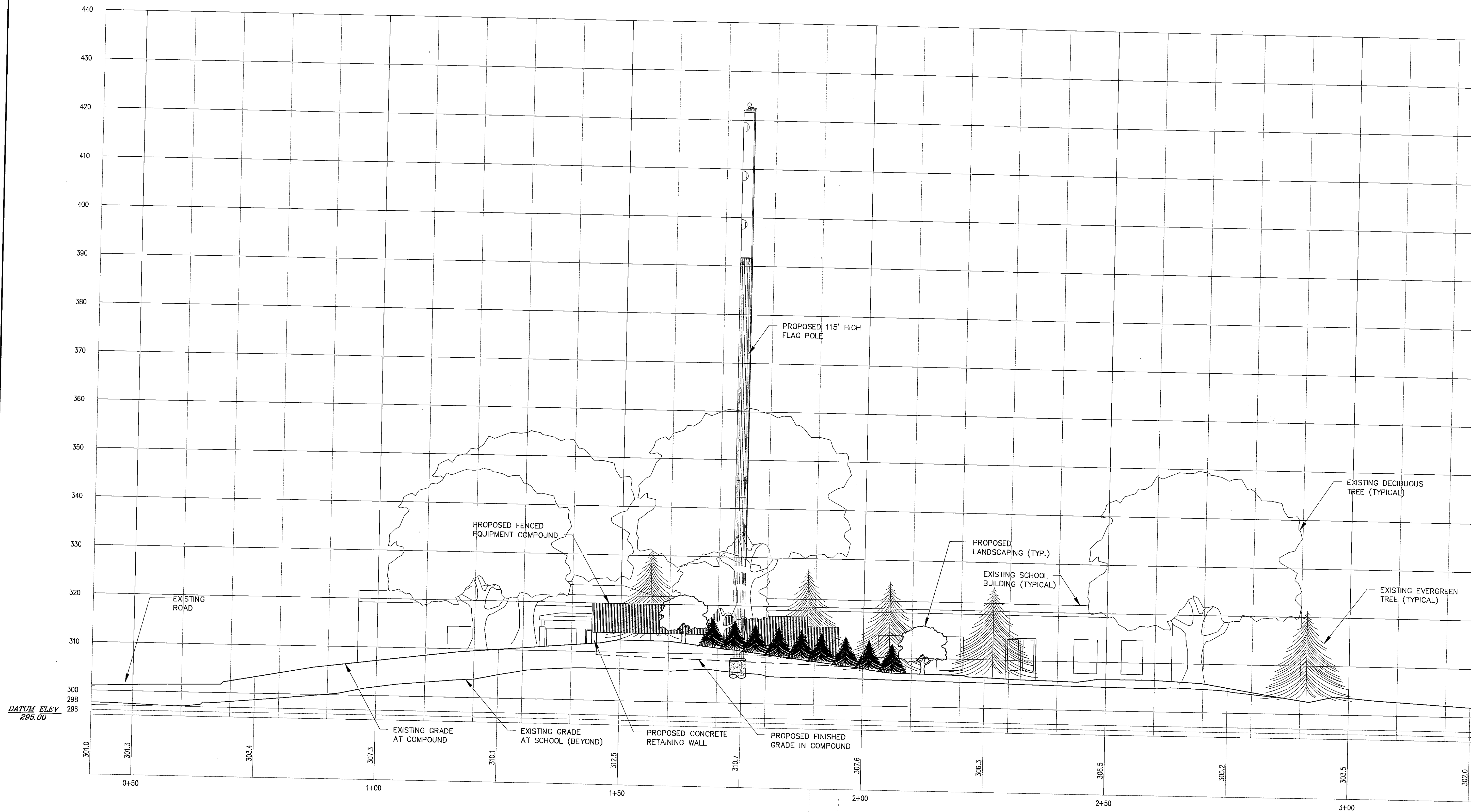
WAC226C
PHILLIPS SCHOOL
- ANNANDALE
7010 BRADDOCK ROAD
ANNANDALE, VA 22003

TITLE:

PROPERTY
CROSS SECTION
SOUTH - NORTH

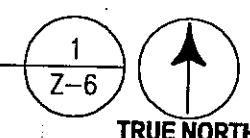
SHEET NUMBER:

Z-6



PROPERTY CROSS SECTION SOUTH - NORTH

SCALE: 1"=10'-0" HORIZONTAL
SCALE: 1"=10'-0" VERTICAL



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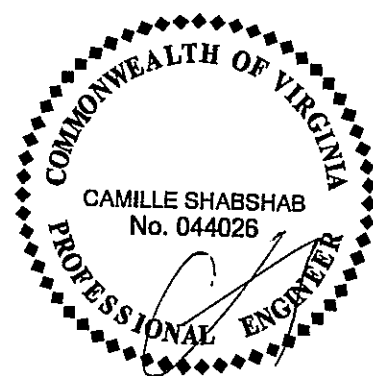
APPROVED (SEA) / SP Plan
SEE DEV CONDS DATED 11/23/2009
DATE OF (BOS)(BZA) Approval 12/07/2009
(clarified on 12/21/2009)

Sheet 8 of 12

SUBMITTALS

DATE	DESCRIPTION	R
08-17-07	COUNTY COMMENTS	
09-11-07	COUNTY COMMENTS	
02-25-08	COUNTY COMMENTS	
03-26-08	COUNTY COMMENTS	
03-31-08	ADJUSTED POLE HEIGHT	
03-18-09	COUNTY COMMENTS	
04-24-09	ADD STREET DEDICATION	
06-12-09	SWM & CONSERV. ESWTS.	1
09-11-09	PRESTAFFING COMMENTS	
10-12-09	ADDITIONAL COMMENTS	1

SEAL:



T-MOBILE NORTHEAST LLC

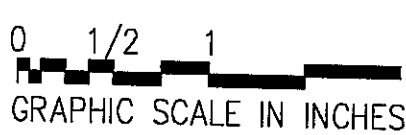
12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO: 1042.363

DESIGNER: R.S.

ENGINEER: M.M.

SCALE:



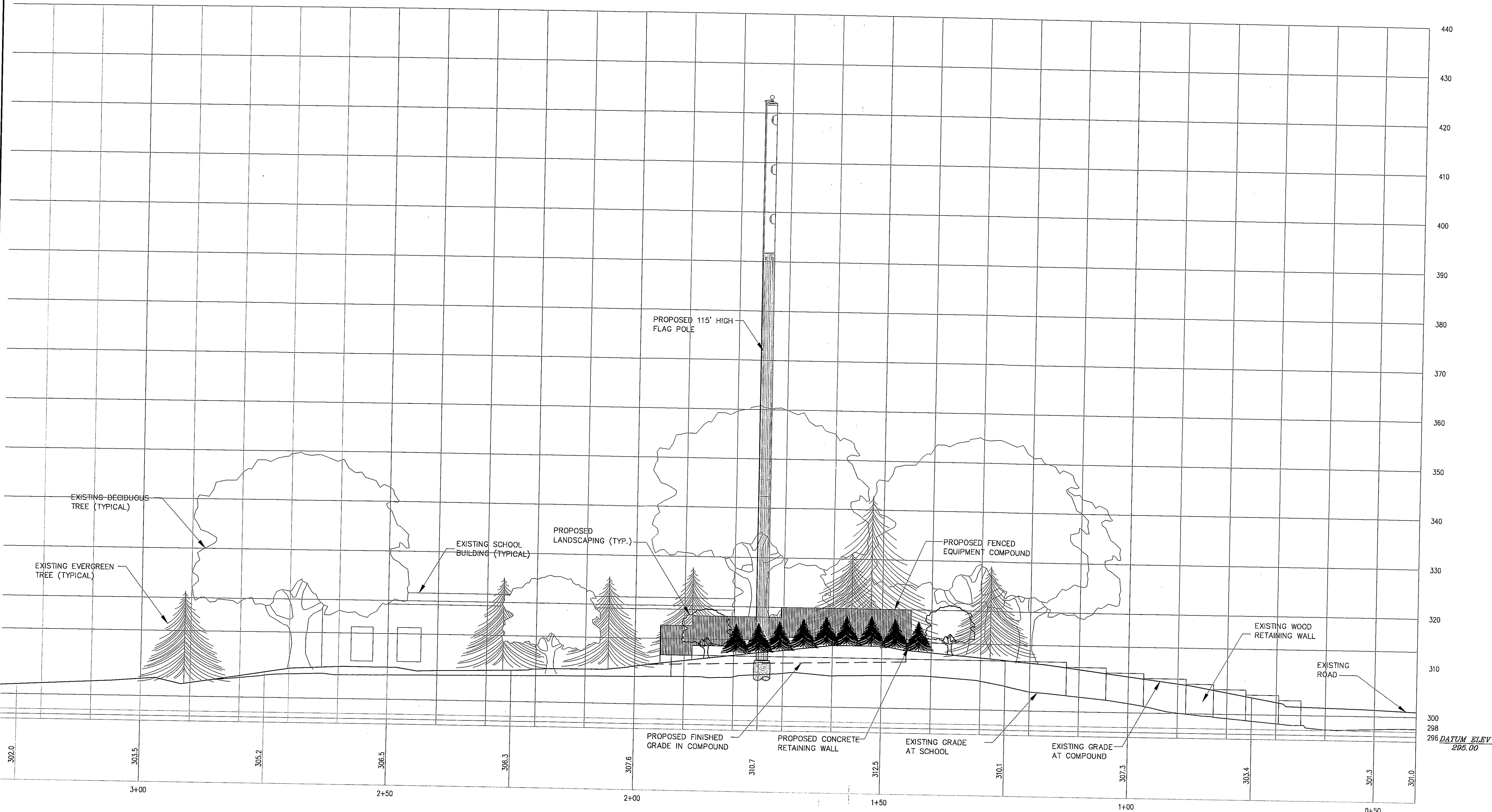
**WAC226C
PHILLIPS SCHOOL
- ANNANDALE
7010 BRADDOCK ROAD
ANNANDALE, VA 22003**

TITLE:

**PROPERTY
CROSS SECTION
NORTH - SOUTH**

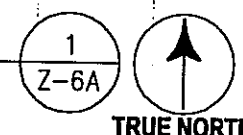
SHEET NUMBER:

Z-6A



**PROPERTY CROSS SECTION
NORTH - SOUTH**

SCALE: 1"=10'-0" HORIZONTAL
SCALE: 1"=10'-0" VERTICAL



Application No. SEA-85-M-101-03 Staff W'OD

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Sheet 9 of 12

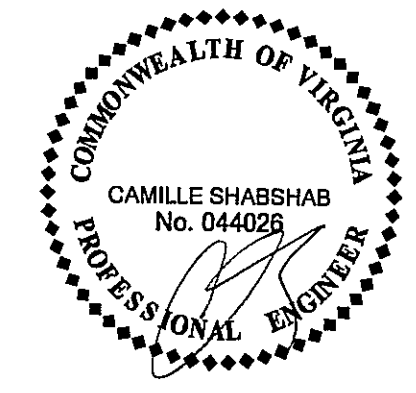


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FAX: (202)408-0961

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06-12-09	SWM & CONSERV. ESMTS.	10
09-11-09	PRESTAFFING COMMENTS	11
10-12-09	ADDITIONAL COMMENTS	12

SEAL:



T-MOBILE NORTHEAST LLC

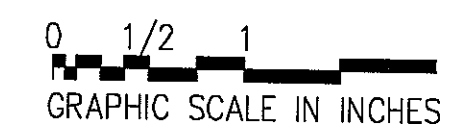
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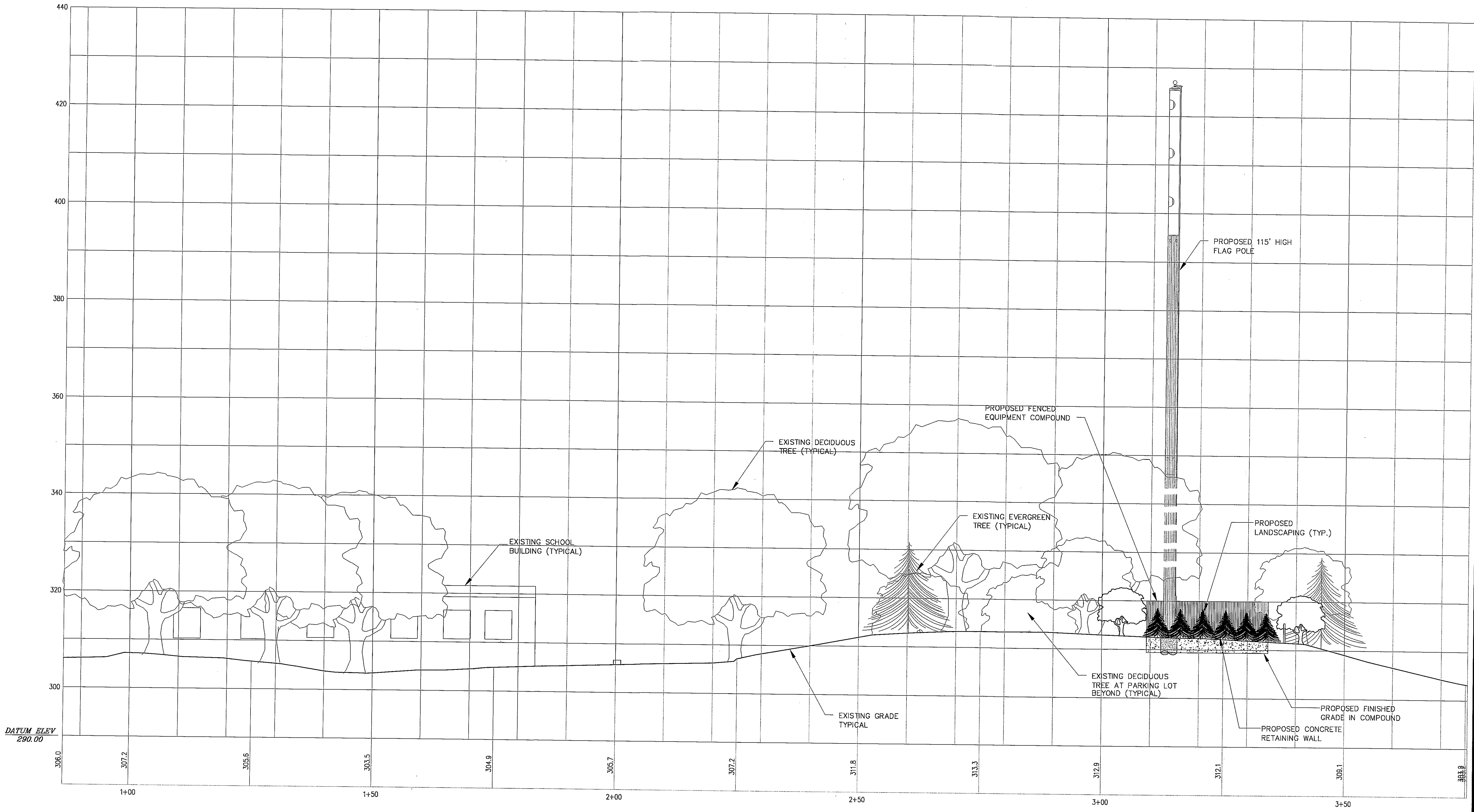
**WAC226C
PHILLIPS SCHOOL
- ANNANDALE
7010 BRADDOCK ROAD
ANNANDALE, VA 22003**

TITLE:

**PROPERTY
CROSS SECTION
WEST - EAST**

SHEET NUMBER:

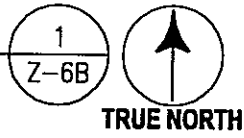
Z-6B



DATUM ELEV
290.00

**PROPERTY CROSS SECTION
WEST - EAST**

SCALE: 1"=10'-0" HORIZONTAL
SCALE: 1"=10'-0" VERTICAL



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Sheet 10 of 12

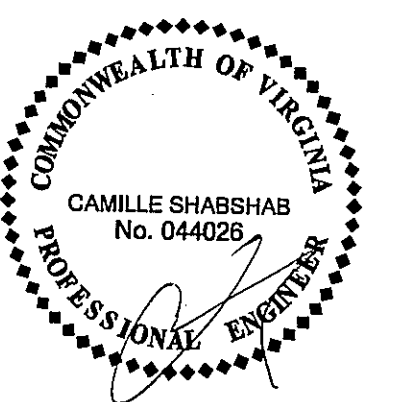


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SEAL:

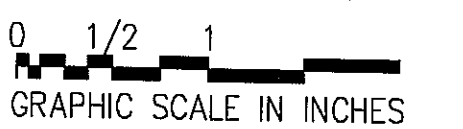


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PHONE: (240) 264-8600

PROJECT NO: 1042.363
DESIGNER: R.S.
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SCALE:



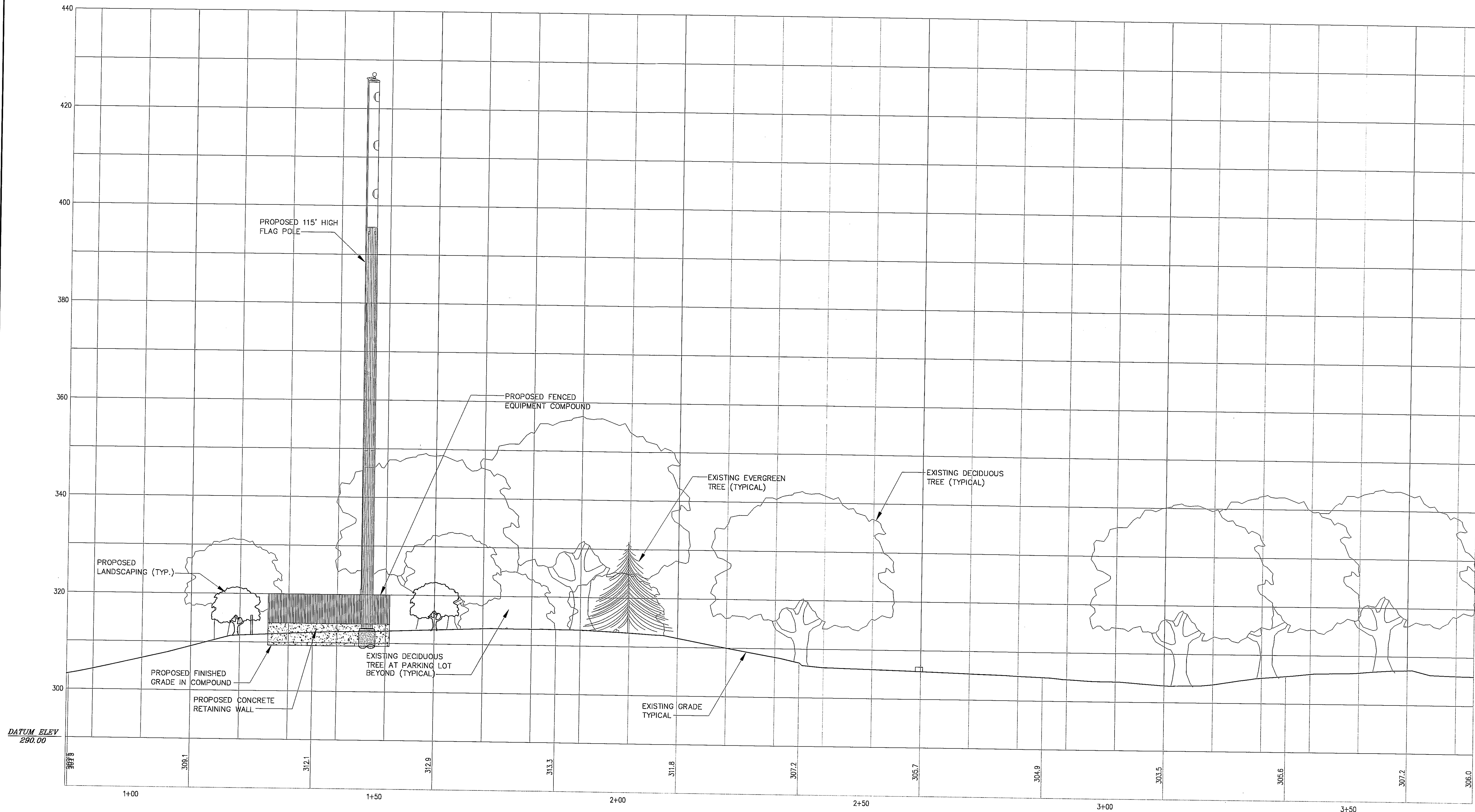
**WAC226C
PHILLIPS SCHOOL
- ANNANDALE
7010 BRADDOCK ROAD
ANNANDALE, VA 22003**

TITLE:

**PROPERTY
CROSS SECTION
EAST - WEST**

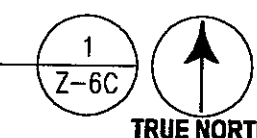
SHEET NUMBER:

Z-6C



PROPERTY CROSS-SECTION EAST-WEST

HORIZONTAL SCALE: 1" = 1'-00"
VERTICAL SCALE: 1" = 1'-00"



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LEGEND

- FOUND PROPERTY CORNER
- △ BENCH MARKS
- UTILITY POLE
- GUY ANCHOR
- SIGN
- ☆ LIGHT POLE
- INDIVIDUAL TREE - DECIDUOUS
- INDIVIDUAL TREE - CONIFER
- BUSH
- WATER SHUT OFF
- FIRE HYDRANT

LINE TYPES

- BOUNDARY LINE - PARENT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJOINERS
- TIE LINE FOR DIMENSIONS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- STORM WATER FACILITY

- RETAINING WALL
- CURB
- FENCE LINE - CHAIN
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- OVERHEAD UTILITY LINE
- OHUL OHUL OHUL OHUL
- TREE OR VEGETATION LINE

EXISTING RESIDENCE (TYPICAL)

EXISTING RIGHT OF WAY LINE (TYPICAL)

EXISTING PROPERTY LINE (TYPICAL)

EXISTING TREE (TYPICAL)

EXISTING 12' R.O.W. DEDICATION

EXISTING UTILITY POLE (TYPICAL)

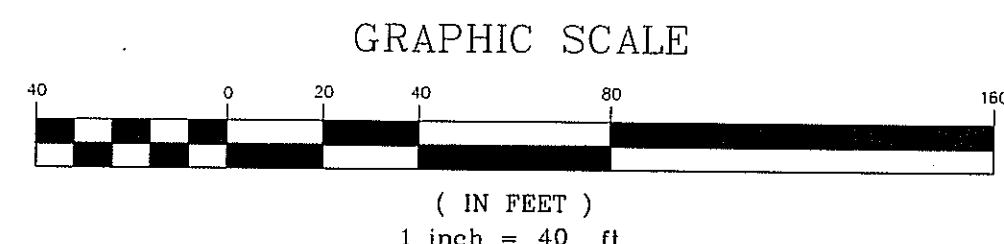
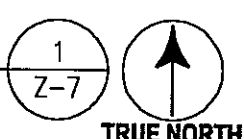
EXISTING RIGHT OF WAY LINE (TYPICAL)

BACKLICK ROAD (VA RT 644)
RIGHT OF WAY VARIES

PROPOSED 115' FLAG POLE
GRID N: 2128095.380
GRID E: 3614034.302
LATITUDE: 38°48'48.013"
LONGITUDE: -77°11'13.005"
ELEVATION 311.1' AMSL AT GROUND

BRADDOCK ROAD (VA RT 620)
RIGHT OF WAY VARIES

STORM WATER
MANAGEMENT PLAN
SCALE: 1"=40'-0"



STORM WATER MANAGEMENT NARRATIVE SUMMARY

OVERALL DRAINAGE AREA

THE PROPOSED SITE WILL NOT HAVE A SIGNIFICANT IMPACT TO THE EXISTING STORMWATER MANAGEMENT FACILITIES. A SMALL PORTION OF THE PROPOSED SITE RUNOFF WILL ENTER THE EXISTING PARKING LOT WHICH WILL FLOW TOWARDS THE UNDERGROUND STORM DRAIN SYSTEM. THE REMAINING PROPOSED DRAINAGE OUTFALL WILL BE RUNOFF DISCHARGED AS SHEET FLOW TOWARDS BLACKLINK ROAD DRAINAGE SYSTEM. WE DO NOT RECOMMEND ANY CHANGES OF STORMWATER MANAGEMENT FOR THIS FACILITY.

PROJECT SIZE < 2500 SF DISTURBED AREA

WATER QUALITY:

THIS PROJECT HAS A TOTAL DISTURBED AREA OF 2141 SF AND DOES NOT REQUIRE STORMWATER MANAGEMENT IN ACCORDANCE WITH CHESAPEAKE BAY PRESERVATION ORDINANCE 11B.

WATER DETENTION:

THIS PROJECT HAS MINIMAL INCREASE IN RUN OFF AND THE APPLICANT SHALL REQUEST A STORM WATER DETENTION WAIVER PER PUBLIC FACILITIES MANUAL 6-0301.3.

STORM WATER CALCULATIONS

ANALYSIS:

ANALYZE USING TR-55 SOFTWARE "URBAN HYDROLOGY FOR SMALL WATERSHEDS"

RESULTS:

FOR 10 YR-24 HR STORM EVENT

	PRE DEVELOPMENT	POST DEVELOPMENT	NET INCREASE
PEAK DISCHARGE (Qp10)	0.24 CFS	0.31 CFS	0.07 CFS

CONCLUSION:

THE NET INCREASE FOR THE 10 YR-24HR PEAK DISCHARGE Qp10 IS REPORTED AS LESS THAN 1 CFS OR BELOW CALCULATION LIMITS BY TR-55. THE NET INCREASE IN TOTAL RUNOFF FOR THE 10 YR-24HR STORM DUE TO THE PROPOSED GRAVEL COMPOUND IS 0.07 IN. THESE CALCULATIONS SHOW THAT THERE IS NO SIGNIFICANT INCREASE IN THE WATER QUANTITY VOLUME FOR THE PURPOSES OF VIRGINIA STORM WATER MANAGEMENT.

STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICE NARRATIVE

THIS PROJECT QUALIFIES FOR AN EXEMPTION FROM THE CHESAPEAKE BAY PRESERVATION ORDINANCE BECAUSE THE PROPOSED PROJECT DISTURBS LESS THAN 2,500 SF AS PER SECTION 11B-5-3(b). THUS A WAIVER FOR SWM/BMP IS REQUESTED. THE TOTAL DISTURBED AREA IS 2,141 SQUARE FEET.

REFER TO PHILLIPS SCHOOL - ANNANDALE AMENDED SITE PLAN, COUNTY NUMBER 7029-SPV-002-B-1, DATED AUGUST 2009 FOR SWM AND BMP CALCULATIONS FOR THE ENTIRE PROPERTY WHICH INCLUDES THIS SITE AND EXCEEDS THE BMP REQUIREMENT BY THE USE OF FILTERRA, SAND FILTERS AND EXISTING CONSERVATION AREA.

SUMMARY OF BMP COMPUTATIONS FROM PHILLIPS SCHOOL - ANNANDALE AMENDED PLAN

MINIMUM PHOSPHORUS REMOVAL REQUIRED: 28.5%
PHOSPHORUS REMOVAL RATE FOR SAND FILTER: 9.43%
PHOSPHORUS REMOVAL RATE FOR CONSERVATION OPEN SPACE: 18.40%
PHOSPHORUS REMOVAL RATE FOR FILTERRA BMP STRUCTURES: 2.66%
TOTAL PHOSPHORUS REMOVAL FOR THE SITE: 30.49%
FOR DETAILED CALCULATIONS, SEE PHILLIPS SCHOOL - ANNANDALE AMENDED PLAN.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-815 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

- ☒ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- ☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet Z-7.
- ☒ 3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
N/A						
Totals						
- ☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet Z-7.
Pond inlet and outlet pipe systems are shown on Sheet Z-7.
- ☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet Z-1 & Z-7
Type of maintenance access road surface noted on the plat is asphalt (asphalt, geoblock, gravel, etc.).
- ☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet Z-8.
- ☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet Z-7.
- ☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet Z-7.
- ☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet Z-7.
- ☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets Z-1 & Z-2.
- ☒ 11. A submission waiver is requested for item number 3 above.
- ☒ 12. Stormwater management is not required because the project does not qualify under "substantial alteration" Revised 2-21-2006

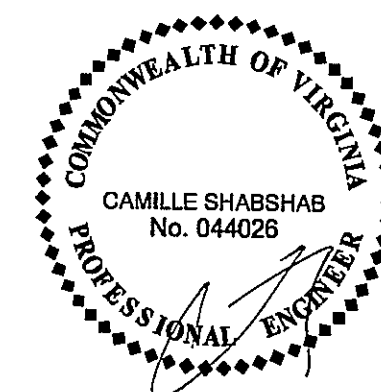


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Sheet 12 of 12

THEAST LLC

12000 BELTSVILLE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO: 1042.363
DESIGNER: R.S.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WAC226C
PHILLIPS SCHOOL
- ANNANDALE
7010 BRADDOCK ROAD
ANNANDALE, VA 22003

TITLE:
PRELIMINARY
STORMWATER
MANAGEMENT
PLAN

SHEET NUMBER:

Z-7